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THE UNIVERSITY OF ALBERTA

SENIOR CITIZEN HOUSING IN EDMONTON: A SPATIAL PERSPECTIVE

By

© SUSAN LENOX KELLY

A THESIS
SUBMITTED TO THE FACULTY OF GRADUATE STUDIES AND RESEARCH
IN PARTIAL FULFILMENT OF THE REQUIREMENTS FOR THE DEGREE
OF MASTER OF ARTS

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THE UNIVERSITY OF ALBERTA
FACULTY OF GRADUATE STUDIES AND RESEARCH

The undersigned certify that they have read, and recommend to the Faculty of Graduate Studies and Research, for acceptance, a thesis entitled SENIOR CITIZEN HOUSING IN EDMONTON: A SPATIAL PERSPECTIVE submitted by SUSAN LENOX KELLY in partial fulfillment of the requirements for the degree of Master of Arts.

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ABSTRACT

Until recently, research into the housing needs of the elderly has been conducted by social gerentologists, sociologists and other social scientists from an aspatial perspective. Their work has focused on the socio-psychological impact of housing design and on the need to provide housing for the growing numbers of elderly poor. Such studies, however, have neglected to consider spatial or environmental factors, and, more particularly, to consider how elderly people interact with their environment beyond the confines of their place of residence.

Public housing authorities must consider a number of important factors in the process of selecting sites for senior citizen housing projects. The availability of capital, suitable sites and sponsors for the project and the prevailing political climate in the host neighbourhood are good examples of these concerns. Ultimately, however, it is the project's location with respect to family, friends and to desired amenities and services that is important for those who live there. The purpose of this thesis is to examine this problem from this latter perspective.

This study was conducted in the city of Edmonton, which has a relatively low elderly population compared to other Canadian cities. However, the city exhibits an aging trend not dissimilar from that of the province of Alberta or of the nation as a whole.

Analysis of the Society for the Retired and Semi-Retired Housing Registry waiting lists provided insight into the socio-economic and spatial preferences of elderly people who have applied for senior citizen housing. Demand for housing was high among single women (single and ever-married) and among renters. Unlike most other studies, the registrants' preferences for future housing location appeared to hinge on a single

factor; they preferred to remain on the same side of the North Saskatchewan River as they presently lived.

At the neighbourhood level, low rent, proximity to bus service and to shopping were factors cited by residents of two senior citizen housing projects as being important to them at the time they were choosing a place to live in senior citizen housing. Proximity to a major chain grocery store and to a regional shopping centre proved to be major determinants of neighbourhood satisfaction among the respondents. Other neighbourhood characteristics went unnoticed by the majority of those interviewed.

Since this study represents a beginning to the analysis of the qualitative aspects of senior citizen housing location, several avenues for additional research have been identified throughout the course of the thesis.

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A Canada Mortgage and Housing Corporation Scholarship funded the project from September 1977 until July 1978. The Corporation's financial commitment to this research, provided ample proof that the location of senior citizen housing is a concern not only of academics but also of those charged with the responsibility of providing housing.

Thanks go to Mrs. Lois Porter and Mrs. Paulette Mang for their cooperation in giving me access to the records of the Society for the Retired and Semi-Retired Housing Registry. Dr. John Honsaker provided invaluable assistance in the computer programming involved throughout the preparation of this study. The cartography staff of the Geography Department assisted me greatly in the prepartion of the maps. In addition, the residents of Kiwanis Place and Meadowcroft who responded to the interview survey offered insight into a multi-facted problem. For their assistance, I am most grateful. Finally, I wish to thank my husband, Terry, for his patience, understanding and moral support and my typist, Maureen McRory, who has remained a good friend despite this thesis.

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CHAPTER I

THE LOCATION PROBLEM

INTRODUCTION

A predicament in which increasing numbers of elderly people find themselves, is their declining ability to compete financially in the private housing market (Rosow, 1967). Because of this, many resort to living in housing conditions which may create a combination of psychological, physical or economic stress (Golant, 1976). In Canada, a solution to this problem has come in the form of government-subsidized[1] senior citizen housing, and it is upon this solution that this thesis will focus.

Until recently, research into the housing problems of the elderly has been conducted by social gerentologists, sociologists and other social scientists from an aspatial perspective. In essence, their work has focused on the socio-psychological impact of housing design and on the need to provide housing for the growing numbers of elderly poor. Such studies, however, have neglected to consider spatial or environmental factors, and, more particularly, to consider how elderly people interact with their environment beyond the confines of their place of residence (Porteous, 1977).

Smith and Hiltner (1977, p. 366) have identified two significant biases in gerentological research. Firstly, gerentologists have tended to avoid studying aging individuals who remain in age-integrated communities.

1. Monies for senior citizen housing were generally generated through a joint federal-provincial program. In Alberta, however, housing for the elderly was developed under a provincial foundation program rather than under the auspices of the National Housing Act. It was not until 1970 that special provisions were made for senior citizen housing projects in the Alberta Housing Act (Audain, 1973).

Instead, they have concentrated their research efforts on those individuals who require institutional care and on those who have moved, or who intend to move, to age-segregated housing environments. Secondly, gerentologists have generally relied on national demographic statistics to identify housing needs, rather than examining these needs at regional or intra-urban scales of analysis. But housing needs can not be examined effectively at such small scales: they must be analyzed at progressively larger scales to determine more accurately where resources should be allocated now, and in the future. Golant (1975, p. 16) stresses the importance of this methodological problem:

> A failure to consider how the residential distribution of the elderly will change in the future may result in a less efficient allocation of available resources to this group.

Research into the housing needs of the elderly from a geographical perspective, however, is limited. In fact, it has only been since the beginning of this decade that geographers have demonstrated any interest in studying the needs of this specific age group apart from those of the larger society (Peet & Rowles, 1974). Golant's (1972) study of the residential mobility and spatial behaviour of the elderly in Toronto represents the first significant contribution of geographers toward the study of the aging process and its effect on an individual's capacity to move within and to interact with his environment. He was the first geographer to recognize the need to study an aspatial process in a spatial context.

Smith and Hiltner (1977, p. 372) identify three principal reasons why geographers should conduct more research into the housing needs of the elderly:

1. Elderly people spend a disproportionate part of their day in their homes compared to younger age groups. It is important therefore, that their housing meets their physiological, psychological, financial and social needs.

2. Federal and provincial governments allocate funds for housing programs for the elderly poor. It is of considerable consequence to policy-makers that decisions affecting the location of housing construction reflect the locational preferences of the elderly.

3. Housing poses a greater problem for the elderly than for other age groups. Gelwicks and Newcomer (1974, p. 26) remark that the elderly "are the least able to adapt, to alter or to leave" their housing. As a result, a growing proportion of our society is becoming spatially immobile as housing opportunities become scarcer for those with low incomes.

For example, Stutz (1976) condemns large-scale inner city urban renewal because of its effect on elderly people who rent rooms or small apartments above stores or in older hotels. When urban renewal takes place, such buildings are usually torn down and with them, cheap accommodation for low income elderly people. Comparable accommodation can not be replaced as economically.

STATEMENT OF THE PROBLEM

This study examines government-subsidized and non-profit senior citizen housing projects in Edmonton from a geographical perspective. This analysis is designed to produce a clearer understanding of the spatial location, behaviour and preferences of senior citizens requiring housing assistance in a medium-sized Canadian city.

Public housing authorities must consider a number of important factors in the process of selecting sites for senior citizen housing projects. The availability of capital, suitable sites and sponsors for the project, and the prevailing political climate in the host neighbourhood are examples of these concerns. Ultimately, however, it is the project's location with respect to family, friends and to desired services and amen-

ities that is important for those who live there.

The purpose of this thesis is to examine the senior citizen housing location from this latter perspective. Specifically, the purpose of this thesis is to establish senior citizen housing location guidelines which are based on the needs of senior citizens and which should be considered in the selection of housing sites in addition to those limiting factors cited earlier. Study will be made of the spatial needs and preferences of both those who have applied for accommodation and those who are already resident in a project. The objectives of this study are:

1. to compare the socio-economic and demographic characteristics of those who have applied for senior citizen housing in Edmonton (the demand population)[2] with those of the total elderly population in the city.

2. to determine the degree to which the locational preferences of the demand population are reflected in the distribution of senior citizen housing opportunities in the city of Edmonton.

3. to determine the locational priorities and preferences of senior citizens who reside in two projects in Edmonton, in terms of their accessibility to family members, friends and to desired services and amenities.

An underlying theme of this research is that geographers should take a more active interest in studying the spatial needs and preferences of senior citizens living in the urban environment and the degree to which these needs may be accommodated. Fundamental to geographic doctrine is the premise that:

> ... spatial location is in itself of some significance in understanding the patterns of human activity ... it is never the sole factor but one which is interrelated with others.
> (Herbert, 1972, p. 19)

---

2. For the purposes of this thesis, the term, demand population, is used to describe those individuals who have applied for senior citizen housing accommodation in Edmonton and who have registered with the Society for the Retired and Semi-Retired Housing Registry.

Just as sociologists have recognized the need to study senior citizen housing and have concentrated on research into the socializing patterns of its residents, and gerentologists have focused on residents' health and attitudes, geographers should focus on the spatial orientation of senior citizen housing. Such housing has often been provided without an adequate understanding of the spatial needs and preferences of the older individual.

HOUSING RESEARCH THEMES

In recent years, a great deal of research has been directed toward the study of the elderly and their housing needs. Generally, these studies can be classified according to six principal categories. They include:

(i) General Survey and Case Study Reports
(ii) Residential Mobility Studies
(iii) Planning and Management Studies of Senior Citizen Housing
(iv) Demographic Studies
(v) Studies of the Psycho-Social Needs of the Elderly
(vi) Health and Mobility Studies

Although these research themes address the topic indirectly, each contributes to the understanding of the multi-faceted location problem under study. Each of these six research themes is discussed briefly below to illustrate the wide range of factors which should be considered both in the selection and in the evaluation of senior citizen housing sites.

i) General Survey and Case Study Reports

These studies focus on the need to provide affordable accommodation for the growing numbers of elderly people unable to afford conventional housing. Particular emphasis is placed on the design elements of the housing, the economic welfare of the residents and the socio-psychological impact of moving into new housing[3]. These studies are essentially descriptive and are valuable to the degree that they present the residents'

views of their housing environment in a particular city during a strictly defined time period. Unless the authors attempt to relate their research experience to other projects in similar environmental settings, the long-term research value of these studies is severely undermined[4].

Location criteria for senior citizen housing residences advanced by these studies include:

1. proximity to familiar environment
2. access to public transportation
3. safety and security of the physical and social environments
4. absence of environmental barriers
5. proximity to middle-aged and older neighbourhoods
6. proximity to desired amenities and services

However, few residences are located in areas which meet these six criteria. Site selection is constrained by such factors as land costs, neighbourhood acceptance of public housing, the availability of suitable sites and the prevailing political climate (Lawton and Byerts, 1974). These problems are compounded by lack of research into the locational preferences of elderly people beyond the scope of the six criteria listed above. In particular, there appears to be a lack of knowledge concerning the relative importance of various criteria. Two Canadian examples serve to underscore the serious ramifications which are attributable to the selection of housing sites which do not meet the needs of the people for whom they are selected.

In the first example, Audain (1973) states that a site in downtown Toronto was selected because it was close to services. However, he cautions against selecting a site for this reason alone:

---

3. Carp's (1966) study of Victoria Plaza in Austin, Texas is a good example of this type of research.
4. A noteworthy exception is Donahue's (1960) comparative analysis of senior citizen housing projects in a selected sample of West European nations, after World War II.

> ... it appeared that to simply locate a development close to services and recreation was insufficient in itself, unless some provision was also made for the design features and service arrangements that foster security and help stimulate a sense of community.
>
> (Audain, 1973, p. 231)

In addition to the lack of community feeling in the project, Audain discovered that many residents could not afford to pay for services available in that highly fashion-conscious area of Toronto. For this reason, many of the residents returned to their former neighbourhoods to purchase clothing or to go to a hairdressing salon.

In the second example, the reason that the site was selected for Seton Villa was not stated by Gutman (1976), but it was most likely due to a combination of the site's aesthetic qualities and its availability. The author discovered that more than seventy-five percent of this Vancouver project's residents disliked its location. Although the site offered a particularly scenic view of Burrard Inlet, it was too far away from such essential services as shops and public transportation. In addition, the project was situated on the crest of a steep hill that many residents found difficult to negotiate.

In summary, although instances of poor site selection have been brought to the fore by such studies, emphasis is placed on studying the residents' satisfaction with the micro-environment of the project rather than on the project's relationship with the larger urban environment. As these two examples have shown, such a narrow perspective of the life space of the older individual may lead to serious problems especially as the individual ages and becomes less mobile.

ii) Residential Mobility Studies

A great deal of research has been directed toward the study of inter-

state migration patterns of the elderly people in the United States and, more specifically, to the growth in numbers of elderly in Florida, Arizona and California and other states with attractive climatic conditions[5]. In England too, Law and Warnes (1975; 1976) have shown that there is a growing imbalance in the population structures of British coastal resort areas as elderly people migrate to more favourable surroundings. As relatively few elderly people are employed, they no longer have to remain living within easy access to their former place of employment (Golant, 1976). Hence, those people not constrained by low incomes may take the opportunity retirement offers to migrate to more attractive areas.

Unfortunately, however, such migration studies tend to examine patterns at the macro- rather than at the micro-scale. Relatively little research has been afforded to the study of the intraurban migration patterns of this age group. In the planning of senior citizen housing, it is important to understand the features of the environment which are most enjoyed by this group, rather than providing housing and hoping that future residents will adapt to it.

In his study of mobility patterns in Rhode Island, Speare (1970) found that the marriage bond when formed and when broken, generated mobility. As many elderly people experience widowhood, one would expect higher mobility rates among single people (single and ever-married) than among married people. Goldscheider (1966) discovered that unlike other age groups, high economic status elderly people moved less frequently than those with lower incomes. As well, he found that renters were more than

---

5. See, for example, Smith and Hiltner (1977); Golant (1975); and the United States Senate, Special Committee on Aging (1975).

three times as likely to change residence than those who owned their own homes. These trends would suggest that demand for senior citizen housing would be greater among single people than married couples, and among renters more so than home owners. Because women live longer than men and because they are generally less financially secure than men (Brown, 1976), demand for senior citizen housing is higher among single women than among single men[6].

iii) Planning and Management Studies of Senior Citizen Housing

Planning studies of senior citizen housing projects are concerned primarily with establishing guidelines for site selection, site development, housing design and technical standards (Green et al, 1975: C.M.H.C., 1975). Management studies generally stress the interrelationship of architectural design oriented to serve the physiological and psychological needs of the aging individual with the quality of service delivery (Lawton, 1975). Research has been conducted by Sommer (1969) and Newcomer (1973) to assess the degree to which design and management of extended care facilities affect patient behaviour. Both studies indicated that patients became highly territorial and withdrawn in environmental settings which failed to provide the individual with privacy or to foster a feeling of belonging. Even in self-contained unit projects, the management must work to overcome the stigma of an institutionalized "old folks home".

An important theme that is stressed in these studies is that the responsibility of the housing management extends beyond the provision of a place to live. The goal of subsidized housing can not be reduced to the provision of a supportive physical and social environment[7]. Gelwicks

6. See Chapter II.

and Newcomer (1974, p. 4) summarize this point well:

> Our goal in the planning design and development of the environment should not be to provide a terminal housing site to retire our aging civilization; rather it should be to develop surroundings that will contain resources, incentives and the opportunity for independent living at all stages of the life cycle.

iv) Demographic Studies

According to the definition adopted by the United Nations in 1956, Canada became an "old" nation in 1971, when the proportion of the elderly people exceeded eight percent of the total population (Auerbach, 1976) Given the current trend toward declining birth rates, it has been predicted that Canada's elderly population could account for twelve percent of the total population by the turn of the century, and for twenty percent by the year 2031 (Auerbach, 1976, p. 3).

Table 1-1 illustrates a number of trends that have affected the demographic structures of Canada, Alberta and Edmonton during the study period. Firstly, despite enormous increases in the numbers of people in the late elderly category, this growth did not bring about notable changes in the proportions this group represented of the Canadian, Albertan or Edmonton populations. The implications of this growth, however, should not be overlooked. In the future, not only will there be a growing number of people who require institutional care, but also there will be an increased demand for community-based health and social services.

Secondly, although the percentage increase in the numbers of people in the late maturity and elderly categories in the three areas was

---

7. Ehrlich (1976, pp 174-5) thinks of housing as a "component of 'good life space'; a comprehensive concept that encompasses the physical, psychological, and social prerequisites necessary for the attainment of satisfactory life-styles."

TABLE 1-1

NUMERICAL AND PERCENTAGE DISTRIBUTION OF POPULATION IN CANADA, ALBERTA AND EDMONTON BY LIFE CYCLE STAGES IN 1956, 1966 AND 1976

LIFE CYCLE STAGE	CANADA			ALBERTA			EDMONTON		
	1956	1966	1976	1956	1966	1976	1956	1966	1976
Childhood (0-14)	5,225,210	6,591,757	5,896,180	372,835	510,766	503,130	69,178	127,163	110,290
	32.5	32.9	25.6	33.2	34.9	27.4	30.6	33.7	23.9
Youth (15-24)	2,291,411	3,299,023	4,479,060	163,328	231,004	379,220	34,535	64,052	109,120
	14.3	16.5	19.5	14.5	15.8	20.6	15.3	17.0	23.7
Early Maturity (25-44)	4,554,206	5,026,663	6,217,555	321,809	371,213	499,820	73,488	103,608	126,470
	28.3	25.1	27.0	28.7	25.4	27.2	32.5	27.5	27.4
Late Maturity (45-64)	2,766,026	3,557,889	4,397,460	183,817	246,210	217,945	34,216	59,437	82,550
	17.2	17.8	19.1	16.4	16.8	17.3	15.1	15.8	17.9
Retirement Total Elderly (65+)	1,243,938	1,539,548	2,002,345	81,327	104,010	137,925	14,585	22,665	32,935
	7.7	7.7	8.7	7.2	7.1	7.5	6.5	6.0	7.1
Late Elderly (85+)	64,523	102,948	164,540	3,330	6,927	12,530	626	1,522	3,000
	0.4	0.5	0.7	0.3	0.5	0.7	0.3	0.4	0.7
TOTAL POPULATION:	16,080,831	20,014,880	22,992,605	1,123,116	1,463,203	1,838,035	226,002	376,925	461,360
	100.0	100.0	100.0	100.0.	100.0	100.0	100.0	100.0	100.0

Source: Dominion Bureau of Statistics 1956, 1966
Statistics Canada 1976

larger than that of their respective total populations between 1956 and 1976, it was not until the 1966-1976 period that their proportions of the total population increased. This lends support to Auerbach's (1976) prediction that the elderly will continue to represent a growing proportion of the Canadian population.

Thirdly, growth in the youth category, both in terms of percentage increase in absolute numbers and in representation of the total populations, has been substantial during the study period. However, this growth is likely to decline as the numbers of children have dropped considerably since 1966.

Despite the fact that Edmonton has a younger population than the province of Alberta, or the nation as a whole, its population exhibits an aging trend not dissimilar to these larger areas. For this reason, it is important to study the needs of this aged population and to examine ways of accommodating their needs in an urban environment.

Generally, demographic research tends to be national or provincial in scale[8]. Among geographers however, there appears to be a growing interest in the examination of senior citizen population trends at progressively larger scales such as a metropolitan area or a neighbourhood (Golant, 1975: Hiltner and Smith, 1974, 1975). Such research efforts are of considerable consequence as Lawton and Byerts (1974, p. 7) regard the census tract as the most suitable scale for planning of facilities for senior citizens.

For example, if analysis of population distributions of elderly people is conducted at the scale of a province, only very generalized state-

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8. See, for example, Auerbach (1976); Bairstow (1973).

ments concerning the location of concentrations of this group can be made. However, if analysis is done at progressively larger scales of analysis, a more thorough knowledge of these distributions at regional, metropolitan, urban and suburban scales is made possible[9]. An understanding of these distributions is essential for the rational allocation of resources. Moreover, a knowledge of how the elderly are likely to be distributed at national through census scales is another prerequisite for the planning of services for this group. Sclar and Lind (1976, p. 280) express their concern over locating community services for the elderly in this way:

> Since location interacts with social and economic factors and affects the quantity and type of service needed, planners must be mindful of the effect of their service intervention not only on the social and economic context of the elderly but the spatial one as well.

v) Studies of the Psycho-Social Needs of the Elderly

Elderly people spend disproportionately more time in their homes compared to other age groups because of such factors as: loss of work role, lowered financial status and declining health and mobility. The home environment then, takes on an important psychological significance to the older individual. For instance, Woodward et al (1974) found that happiness with their home was significantly related to loneliness among the elderly. Those who were satisfied with their accommodation tended to be more positive about their social relationships.

Golant (1976, p. 387) identifies four major goals desired by elderly people that characteristics of the home environment may be effective in achieving. They include: independence, security, environmental mastery

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9. See, for example, Golant's (1975) theoretical analysis of the future concentrations of the elderly in the United States. His analysis is conducted at scales ranging from the nation as a whole, to suburban areas.

and positive self image. Each is described below.

Probably the most important goal of the older individual is to remain independent for as long as possible and not to be a "burden" on his family[10]. The ability to choose a place of residence and to carry out life in a manner which meets physical, economic and social needs is very important to elderly people. This ability which is taken for granted by younger people is so important to the elderly because if they lose this independence, it is unlikely (for health, economic or other reasons) that they will ever regain it.

Elderly people require an environment in which they can feel physically, psychologically and economically secure. An environment in which there is a lot of crime, or there is fear of crime, inhibits an individual's use of that environment (Sherman et al, 1976; Leeds and Evans, 1976). Lawton and Kleban (1971) showed that Jewish senior citizens felt unsafe in a physically deteriorated black community in Philadelphia and that this feeling severely curtailed their neighbourhood mobility. In a later study in the same area, Lawton and Cohen (1974a) found that where there were highly concentrated pockets of Jewish residences, motility increased. These studies point out the necessity for senior citizens to feel both physically and psychologically secure in their environment before they can interact with that environment to the best of their ability.

Another form of security is financial security. Many elderly people

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10. Throughout the course of several months' volunteer work at the Society for the Retired and Semi-Retired Housing Registry, the author found that the concern of people registering for senior citizen housing was to remain both psychologically and economically independent.

are living on minimal incomes. In a city such as Edmonton, where rents have skyrocketed over the past few years, many elderly people must live with the realistic fear that if their rent is raised again they will have to move. This is the major reason that government-subsidized senior citizen housing projects have become so popular among the low income elderly. Rents are strictly regulated in these projects and even if they are increased, they never amount to more than thirty percent of the resident's monthly income (in Alberta).

Environmental mastery is a term coined by Golant (1976) to describe the desire of elderly people to live in an environment in which they can make the choice between being a part of or being apart from community activities. In other words, they want to be able to take advantage of social opportunities at their own discretion, be it an active or passive type of participation (Woodward et al, 1974). As an individual ages, his ability to control his privacy may diminish. Golant (1976, p. 388) debates that this declining ability may be ameliorated to some extent by the physical design of his accommodation and the neighbourhood environment.

Golant's fourth goal that the housing environment may help to achieve is positive self-image. Elderly people, like other age groups, want to live in a residential setting which complements their feelings about themselves. If through economic necessity they are obliged to live in surroundings that were unfamiliar prior to retirement, psychological and emotional stress may result. In a youth-oriented society, however, it is difficult for many to maintain a positive self-worth (Weinburg, 1973: Baum, 1974). Kent (1973, p. 22) maintains that "no one is likely to age successfully who has not developed a philosophy of life geared to the life

span." It would appear then that the quality of the housing can either complement or detract from an individual's perception of his worth, but it is not necessarily a determining factor in that emotion.

It may be argued that Golant's (1976) four socio-psychological goals are not dissimilar from those of other age groups. However, an elderly person's ability to achieve these goals may be restricted more than is that of a younger individual.

vi) Health and Mobility Studies

The study of biological aging or senescence is still very much in its infancy. Scientists have failed to establish widely accepted theories about the causes of senescence, although the results of this process are well known (Atchley, 1972, p. 43). There are four characteristics of senescence which distinguish it from other biological processes. Firstly, it is universal; everybody ages, albeit at different rates and in different ways. Secondly, the processes which bring about senescence are generated from within the human body rather that from externally-induced environmental factors. Thirdly, the processes leading to senescence occur gradually and may begin in early to late middle age. Fourthly, senescence brings about a deterioration in the human body which ultimately leads to its death (Atchley, 1972, p. 44).

Heart disease, hardening of the arteries, deterioration of the senses (particularly sight and hearing), arthritis, problems with balance and deterioration in the functioning of major internal organs are all results of biological aging. Most elderly people exhibit one or more of these symptoms but are able to adjust their lifestyles to cope with these disabilities. This adjustment is supported by the fact that less than five percent of Canada's elderly required institutional care in 1961

Canadian Welfare Council, 1964).

Nevertheless, these disabilities do affect an elderly individual's mobility relative to that of a younger person. For example, serious deterioration in sight or in muscular coordination makes it virtually impossible for a person to operate an automobile. However, in modern cities, convenience of service locations is measured in terms of driving time rather than in terms of other transportation modes. Walking distances to these services may be considerable (Yeates and Garner, 1976, p. 196). The very young, the handicapped and the elderly are spatially constrained by their relative immobility as they must depend on less flexible means of transportation than the private automobile to reach desired destinations (Golant, 1972, p. 127).

In her study of the mobility of the elderly in the Tri-State Region (New York, New Jersey and Connecticut) Markovitz (1971, p. 241) estimated that fifty-six percent of the elderly in the area did not own automobiles. This percentage increased as incomes decreased: eighty-four percent of the region's low income[11] elderly did not own automobiles. Golant (1972) found that automobile owners generated more trips than those who had to depend on public transportation. As well, he discovered that those with higher incomes generated more trips than those with lesser financial resources. In summary, the elderly are less likely to own automobiles and are less capable of overcoming distance than most other age groups. The greater the distance between desired amenities and services from the home, the greater will be the dependence on public transportation.

In another study it was discovered that elderly people showed a more

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11. Defined by Markovitz as less than three thousand dollars per annum.

positive attitude toward life if they were able to maintain satisfactory levels of social interaction and participation in community affairs. Cutler (1972, pp 383-4) concluded that an adequate means of transportation "can maintain a differentiated, flexible, permeable and multi-channelled life space."

vii) Summary.

The purpose of this section has been to point out the multi-disciplinary nature of the senior citizen housing locational problem. Unlike this present research, few of these studies examine the housing needs of the elderly or factors affecting these needs at more than one scale of analysis. This is a serious oversight for as Pastalan and Carson (1970, p. 215) state:

> The subject of the spatial arrangement of the environment ranges from the micro-level of the dwelling to the macro-level of a community with their attendant relationships to human behavior. It touches a diversity of professions and specialized fields, from sociology and psychology to esthetics and physiology, and from recreation and planning to politics and architecture.

As indicated above, so much work has been done regarding the elderly in a number of disciplines, yet the fundamental locational aspect of housing research has been overlooked almost entirely. As this particular segment of society is highly immobile compared to almost every other segment, the need to undertake more rigorous analyses of locational needs and preferences of the older individual can not be challenged.

SCOPE OF STUDY

For the purposes of this study, the term elderly refers to those people sixty-five years of age and older. Although it may be reasoned that this measure does not necessarily provide a true indication of an individual's physical abilities, health, life style or mental acuity, it

is considered to be the official retirement age. It is also the age at which people are eligible for residency in government-subsidized senior citizen housing.

The analysis of housing location is limited to lodge and self-contained unit development in Edmonton. Such projects are designed to meet the needs of the low-income well-elderly, or those who are capable of pursuing their lives with minimal other than financial assistance. Meal services are provided in lodge accommodation whereas residents of self-contained unit (apartment) projects are responsible for their own meals. Unlike nursing homes, lodge and self-contained unit housing developments do not provide on-site medical care, although a nurse or a doctor may visit these sites on a regular basis. Despite the fact that reference is made to those projects under construction or in the planning stages in the city, the study focuses on those projects which were occupied at the time of data collection (May to November 1977).

The primary reason for selecting these developments for study is that their residents are still healthy enough to participate in a variety of activities outside the development. Nursing home residents are generally too frail to engage in activities outside the home on a regular basis. For this reason, the criterion of location may not be as important to these people as it is to those who live in more independent settings.

OUTLINE OF THESIS

Each of the following three chapters examines the senior citizen housing location problem from different, but related perspectives. Chapter II examines the socio-economic and demographic characteristics of those who are actively seeking accommodation in senior citizen housing in Edmonton (defined as the demand population). Particular attention is

focused on determining how this group compares with the total city elderly population.

Chapter III compares the distribution of the demand population in the city with that of the supply of senior citizen housing opportunities in Edmonton. Preferences for neighbourhoods and for specific housing projects among the demand population are examined to test the assumption that senior citizens wish to remain in a familiar setting when they choose a place to live in senior citizen housing.

Chapter IV examines the locational priorities and preferences of people already resident in senior citizen housing. This analysis is based on the results of an interview survey conducted by the author in the early fall of 1977. The purpose of this research was to determine the relative importance residents placed on the location of their housing with respect to services and to family and friends, with other characteristics of their housing (eg. design of the apartment unit).

The planning implications of the major findings of this thesis are addressed in the concluding chapter. This thesis is intended to serve as a starting point for additional research into the needs of the low-income elderly in an urban environment. Each of the three perspectives, if analyzed in greater detail, could fulfill the requirements of a thesis. However, it was believed that it would be more valuable both to the author as a learning exercise and to other researchers, if more than one aspect of the problem was examined.

CHAPTER II

DEMOGRAPHIC AND SOCIO-ECONOMIC CHARACTERISTICS OF THE SENIOR CITIZEN HOUSING DEMAND POPULATION

INTRODUCTION

This chapter examines the senior citizen housing demand population in terms of its demographic and socio-economic characteristics. The purpose of this chapter is to compare the population actively seeking accommodation in senior citizen housing in Edmonton with the total city elderly population, to determine if there are significant differences in their composition.

The demand data were collected from the Society for the Retired and Semi-Retired (SRSR) Housing Registry.[1] As of July 8, 1977 when the data collection was completed, the SRSR Housing Registry had 3,215 registrations. This figure represents between sixty and seventy percent of the total number of housing registrations in the city.[2] This means that there is an actual housing demand in the city of between 4,592 and 5,350 registrations.

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1. The abstracts were used as a data source rather than the more detailed registration form as it was believed that the abbreviated form provided sufficient data to satisfy the purposes of this thesis.

2. This figure was given to the author by the SRSR Housing Co-ordinator based on her experience with the Registry. The accuracy of the lists is based primarily on the willingness of the various housing projects in the city to provide the Registry with the names of people on their waiting lists and on the senior citizens' knowledge of the existence and purpose of the SRSR Housing Registry. In 1975 the SRSR Housing Registry was established for the purpose of compiling a master list of people applying for senior citizen housing in Edmonton, in order that the provincial government could more readily anticipate where demand is located at present and where it is likely to be located the future. As well the Housing Registry acts as an information service for senior citizens who need advice concerning their housing needs.

There appears to be some controversy over the validity of using waiting lists as a measure of housing demand. In a study done by Alberta Housing and Public Works (1977, p. 4) it was estimated that approximately twenty-five percent of the people registered at the Kirby Centre in Calgary (the Calgary equivalent of the SRSR Housing Registry) was genuinely interested in moving to senior citizen housing. However, this is probably an underestimation: the study was conducted during the summer months (June-August) which is an inopportune time to locate respondents at home. This is evidenced by the fact that interviewers were unable to contact over fifty percent of the respondents. Of those who were interviewed, only sixteen percent stated that they registered with the Kirby Centre in case they needed senior citizen housing accommodation in the future.

In a Vancouver study Gutman (1977, p. 2) found that only forty percent of the people who stated that they would move to one of the two projects she was evaluating, actually relocated. Reasons cited for not moving were varied. Thirty-four percent disliked the design of the project. Forty percent stated that they preferred their present accommodation and were not prepared to move to senior citizen housing. Nineteen percent stated that the rise in rental fees at the project, from original estimates was a deterrent. And, finally, seventeen percent stated that they were not in a position to move at the time a suite became available.

It appears then, that although an individual may have applied for senior citizen housing accommodation there is no guarantee that he will move into a project at the first opportunity. It is one decision to register with an agency like the SRSR in recognition of a potential need for housing and yet another, difficult decision, to relocate. Despite this methodological problem, the SRSR Housing Registry has collected the most comprehensive

city-wide list of people who are interested in senior citizen housing and, for this reason, this list provides the most accurate measure of housing demand available in this city.

Organization of the Data

The SRSR Housing Registry records its statistics according to neighbourhoods in the city. The data for this thesis were collected similarily. However, upon initial analyses, it was discovered that in several cases, neighbourhoods had been recorded incorrectly in the original files. Because of this and the fact that neighbourhood level data are not directly comparable to census statistics, the data were organized according to 1976 federal census tract boundaries.

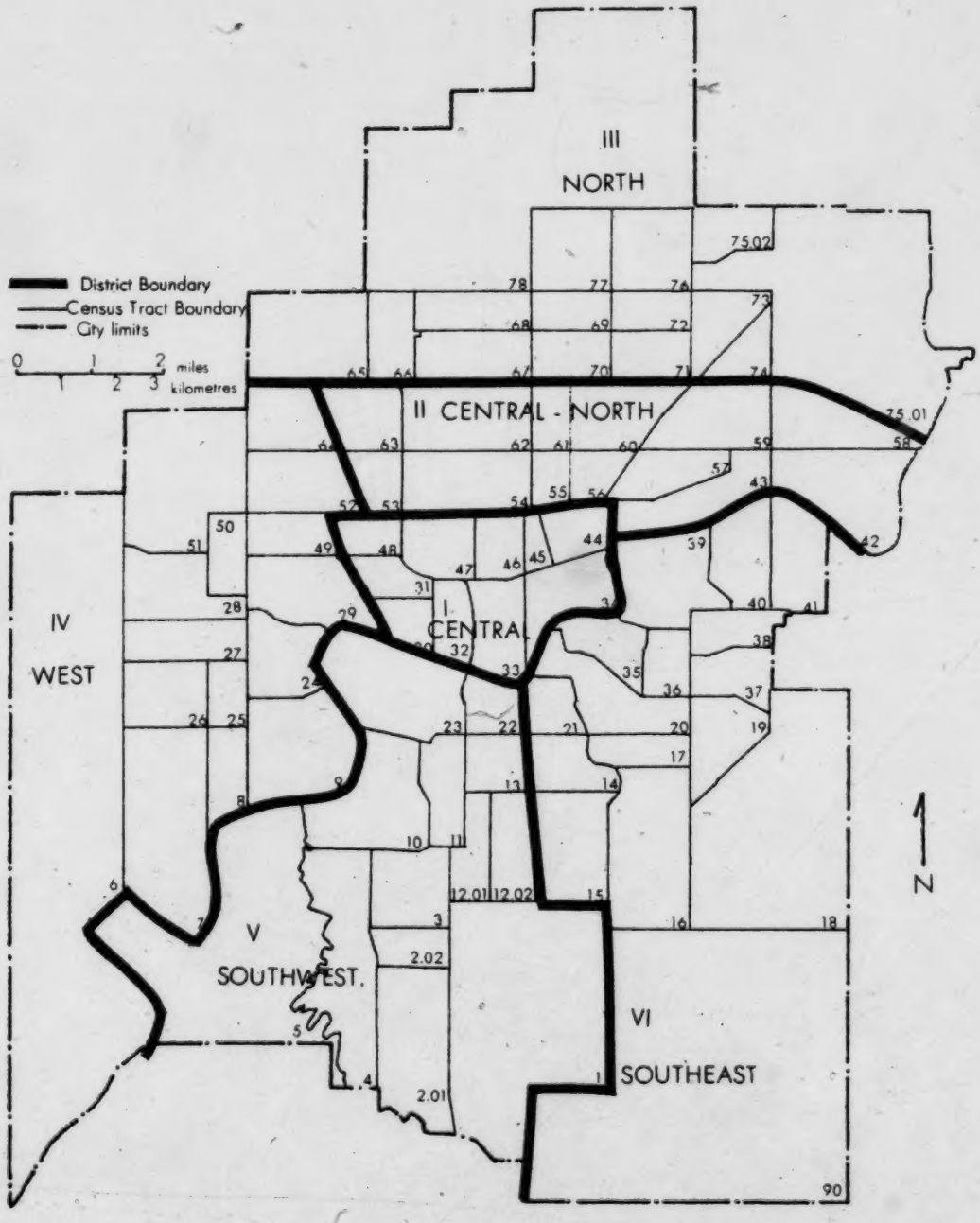
Many of the census tracts contain very few of the SRSR Housing Registry registrants. To overcome this problem, the data were aggregated into six districts in the city and one additional one for out-of-town registrants. The boundaries of the six in-city districts were created along natural and man-made barriers (i.e. the North Saskatchewan River, Groat Ravine, railway lines and major roadways), keeping the numbers of registrants in each district roughly equal. Figure 2-1 shows the boundaries of the six districts and the census tracts included in each area. Subsequent discussions of the characteristics of the SRSR registrants are presented at two principal scales of analysis: the city scale and the district scale.

CHARACTERISTICS OF THE DEMAND POPULATION

The following sections describe the socio-economic characteristics of the senior citizen housing demand population. Particular attention is focused on determining the type of people who apply for senior citizen housing and how their needs vary according to such variables as age, sex,

FIGURE 2-1

CITY OF EDMONTON DISTRICT AND 1976 CENSUS TRACT BOUNDARIES



marital status, income and housing tenure.

Sex

Table 2-1 supports the statement that the principal applicants for senior citizen housing are women. Females comprise over sixty percent of the SRSR registrations for senior citizen housing. When the number of registrants and their spouses are considered, women comprise nearly seventy percent of the demand population. In contrast, in 1976, forty-five percent of the Edmonton senior citizen population was male (Statistics Canada, 1976).

TABLE 2-1

NUMERICAL AND PERCENTAGE DISTRIBUTION OF
SRSR REGISTRANTS AND REGISTRANTS AND SPOUSES BY SEX

REGISTRANTS N=3,215		REGISTRANTS AND SPOUSES N=4,089	
MALE	FEMALE	MALE	FEMALE
1248	1967	1252	2837
38.8	61.2	30.6	69.4

Source: SRSR

Age

Table 2-2 shows the distribution of registrants (R-Group) and registrants and spouses (R&S-Group) by age categories. In both groups, over fifty percent of the registrations are made by people between the ages of sixty-five and seventy-four, or the young elderly. Compared to a city average however, the demand population has a higher representation of people aged

3. In only four cases, the male was not the registrant for the married couple (See Table 2-1). In such instances, the couples were separated due to the husband's illness and the wife was applying for single accommodation.

between seventy and eighty-four years. In 1976, over thirty-five percent of the city's elderly were under seventy years (Statistics Canada, 1976).

The most noticeable difference between the two demand Groups is that the R&S-Group has a higher proportion of people under seventy years than the R-Group and lower proportion in all other age categories. The mean age of the R-Group is 73.3 years. In the R&S-Group, this mean is reduced to 72.3 years as wives tend to be younger than their husbands.

TABLE 2-2

NUMERICAL AND PERCENTAGE DISTRIBUTION OF SRSR REGISTRANTS AND REGISTRANTS AND SPOUSES BY AGE GROUP

GROUP	Under 65	65-69	70-74	75-79	80-84	85+
Registrants N=3,215	231	794	841	687	380	198
Data Missing=84	7.4	25.4	26.9	21.9	12.1	6.3
Registrants and Spouses N=4,089	448	1074	997	787	420	215
Data Missing=148	11.4	27.2	25.3	20.0	10.7	5.4

Source: SRSR

TABLE 2-3

MEDIAN AGE OF REGISTRANTS AND SPOUSES BY DISTRICT (N=4,089)

	DISTRICT	MALE	FEMALE
I	Central	73	72
II	Central-North	74	71
III	North	72	69
IV	West	72	71
V	Southwest	72	72
VI	Southeast	72	71
VII	Out-of-Town	71	70

Source: SRSR

This fact is documented more adequately in Table 2-3. In all districts in the city except the Southwest, the median age for females is less than that of males. The median age for the total sample is seventy-two years. The only district in which the male median age is less than that of the total sample is the out-of-town group. This may be attributed to the fact that young elderly people are more willing to move to a large urban centre that are the late elderly.

Marital Status

Approximately fifty-five percent of the SRSR Housing Registry registrations are made by widowed people (Table 2-4). Speare (1970) has suggested that mobility among older people is likely to increase when the marriage bond is broken. Sixty-three percent of the SRSR registrants have experienced this break. In comparison, over one-half of the total Edmonton senior citizen population was married, 36.8 percent was widowed, 7.3 percent single and the remainder divorced or separated in 1976 (Statistics Canada, 1976).

TABLE 2-4

NUMERICAL AND PERCENTAGE DISTRIBUTION OF REGISTRANTS (N=3,215) BY MARITAL STATUS

SINGLE	MARRIED	WIDOWED	SEPARATED	DIVORCED	OTHER
310	870	1766	120	113	23
9.6	27.1	55.3	3.8	3.6	0.6

Data Missing=13 Source: SRSR

Nearly seventy percent of the male registrants are married compared to only thirty percent of the females. As males generally do not live as long as females, there are fewer widowed males than females. However, single males (single and ever-married) may be less inclined to apply for senior citizen housing as they are, on the average, more financially equipped for

independent living (Brown, 1975). In addition, they are often more physically capable of performing the duties required to maintain a home (i.e. yard work).

Dwelling Type and Tenure

According to a recent study done by the Social Planning Section of the City of Edmonton Social Services Department (1978, p. 59) 65.6 percent of the city's senior citizens lived in a single family dwelling, thirty-two percent in apartments, 2.2 percent in semi-detached housing and 0.3 percent lived in mobile homes in 1971. The situation for the SRSR registrans is remarkably different (Table 2-5). Over one-half of the sample lived in apartments and only one-third live in single family dwellings. The third largest category of registrants live with a family member.

TABLE 2-5

NUMERICAL AND PERCENTAGE DISTRIBUTION OF SRSR REGISTRANTS BY DWELLING TYPE (N=3,215)

HOUSE	APART-MENT	SENIOR CITIZEN HOUSING	FAMILY	ROOMING/ BOARDING	OTHER
1055	1634	151	240	44	63
33.1	51.3	4.7	7.5	1.4	2.1

Data Missing=28 Source: SRSR

In the same study, the City of Edmonton Social Services Department (1978, p. 59) noted that approximately sixty-six percent of the city's senior citizens owned their accommodation in 1971. In a more recent study, "Operation New Roof" (1974), sixty percent of the respondents owned their own homes.

Table 2-6 documents the fact that the majority of SRSR registrants rent their accommodation. The implications of this statistic can not be

underestimated.

> A study done by CMHC indicates that in Edmonton in 1974, 9.4% of seniors owning their dwelling paid more than 30% of their income for housing: while 56.1% of renters paid more than 30% of income for housing.
> (Edmonton Social Services, 1978, p. 89)

TABLE 2-6

NUMERICAL AND PERCENTAGE DISTRIBUTION OF SRSR REGISTRANTS BY HOUSING TENURE (N=3,215)

OWN	RENT	BOARD	OTHER
893	2052	147	26
28.6	65.8	4.7	0.8

Data Missing=97 Source: SRSR

Following from the C.M.H.C. study cited above, this means that approximately 1,150 SRSR registrants may be spending more than thirty percent of their income on housing. As rents have increased markedly since 1974, this statistic is bound to be higher today.

Female-headed households are more likely to suffer the consequences of rising housing costs than male-headed households for two reasons. Firstly, as shown in Table 2-7, proportionately fewer females own their accommodation than males. Secondly, females generally have lower incomes than males (Brown, 1975). A higher percentage of females board than males as more live with a family member (See Table 2-8).

There are more male-headed households living in single family dwellings than female-headed households among SRSR registrants (See Table 2-8). However, more female-headed households live in apartments and senior citizen housing than male-headed households.

TABLE 2-7

NUMERICAL AND PERCENTAGE DISTRIBUTION OF SRSR REGISTRANTS BY SEX OF HOUSEHOLD HEAD AND HOUSING TENURE

	OWN	RENT	BOARD	OTHER
MALE	451 36.8	723 59.1	40 3.3	10 0.8
FEMALE	442 23.2	1329 70.2	107 5.6	16 0.8

Data Missing=97 Source: SRSR

The incidence of SRSR registrants living in a single family dwelling remains relatively constant until the eighty to eighty-four age group (Table 2-8). Thirty-eight percent of the people in this age category live in a single family dwelling and this represents the highest proportion by age group. For all age groups, at least fifty percent live in apartments until the eighty-four age group. People over the age of eighty probably have never lived in apartments and as a result are less inclined to relinquish the independence of a single family dwelling than younger elderly who are more adaptive and who may have lived in apartments previously. The incidence of living with a family member generally increases with age: those under sixty-five are not eligible for pensions and may be obliged to live with a family member until they regain financial independence.

Unlike all other marital categories, the majority of married registrants live in single family dwellings (Table 2-8). At least fifty percent of the registrants in other categories live in apartments. Conversely, the incidence of married registrants living with a family member is considerably lower than people in other marital groups. Single and

TABLE 2-8

NUMERICAL AND PERCENTAGE DISTRIBUTION OF SRSR REGISTRANTS BY SEX, AGE AND MARITAL STATUS OF HOUSEHOLD HEAD BY DWELLING TYPE (N=3215)

DWELLING TYPE	SEX		AGE						MARITAL STATUS					
	M	F	Under 65	65-69	70-74	75-79	80-84	85+	Single	Married	Widow	Sep	Div	Other
Single Family	520	535	76	259	287	199	143	72	39	439	511	28	29	8
	42.0	27.5	33.5	32.9	34.5	29.0	38.1	3.4	12.9	50.5	29.2	23.7	25.7	36.4
Apart-ment	547	1087	124	427	424	362	165	88	195	352	937	66	71	9
	44.1	55.8	54.6	54.2	50.9	52.8	44.0	44.4	64.6	40.5	53.5	55.9	62.8	40.9
Senior Citizen	44	107	2	20	39	49	22	11	12	30	100	4	2	1
	3.6	5.5	0.9	2.5	4.7	7.1	5.9	5.6	4.0	3.4	5.7	3.4	1.8	4.5
Family	59	181	20	53	54	53	37	17	26	26	161	13	8	3
	3.8	9.3	8.8	6.7	6.5	7.7	9.9	8.6	8.6	3.0	9.2	11.0	7.1	13.6
Rooming/ Boarding	36	8	1	10	13	12	4	2	27	0	11	5	1	0
	2.9	0.4	0.4	1.3	1.6	1.7	1.1	1.0	8.9		0.6	4.2	0.9	
Other	33	30	4	19	16	11	4	8	3	23	31	2	2	1
	2.6	1.5	1.7	2.4	1.9	1.6	1.1	4.0	1.0	2.6	1.7	1.7	1.8	4.5
TOTAL:	1239	1948	227	799	833	686	375	198	302	870	1751	118	113	22
	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Data Missing: 28 108 39 Source: SRSR

separated people (predominately males) comprise the highest proportion of people living in boarding/rooming house accommodation.

Nearly forty-six percent of the married registrants own their own homes (Table 2-9) compared to the sample average of 28.6 percent (Table 2-6). By far, the majority of people in other marital categories rent their accommodation. An Alberta Housing and Public Works (1977, p. 15) study conducted in Calgary, has determined that homeowners, by possessing their home as an asset, are significantly more financially secure than renters. In Table 2-9, single, separated and divorced registrants exhibit extremely low ownership statistics. These people are likely to be more susceptible to, and less financially capable of coping with, rising rental fees.

TABLE 2-9

NUMERICAL AND PERCENTAGE DISTRIBUTION OF SRSR REGISTRANTS (N=3215) BY MARITAL STATUS AND HOUSING TENURE

Marital Status	OWN	RENT	BOARD	OTHER	TOTAL
	26	255	18	3	302
Single	8.6	84.4	6.0	1.0	100.0
	392	444	13	7	856
Married	45.8	51.9	1.5	0.8	100.0
	434	1161	95	13	1703
Widowed	25.5	68.2	5.6	0.8	100.0
	17	97	10	2	116
Separated	14.7	75.0	8.6	1.7	100.0
	16	83	10	1	110
Divorced	14.5	75.5	9.1	0.9	100.0
	6	15			21
Other	28.6	71.4	-	-	100.0

Data Missing=107 Source: SRSR

Income

The majority of elderly people must depend on public pensions and personal assets during their retirement years.[4] Brown (1975, p. 91) has estimated that in 1974, less than forty percent of the Canadian labour force was enrolled in a private pension plan. Moreover, unless these plans are geared to keep pace with rising inflation characteristics of our economy in recent years, their long term purchasing power may be seriously eroded (Auerbach, 1976, p. 33).

Although almost sixty-one percent of the Canadian elderly population earned less than two thousand dollars in 1971, income levels have improved for this group between 1961 and 1971 (Table 2-10). The rate of improvement, however, does not match that for the total population of income earners. Despite the fact that the median income for elderly people almost doubled between 1961 and 1971, the 1971 figure amounted to less than forty-four percent of the median income of the total population (See Table 2-10).

In Edmonton, during the same period, there was an 11.8 percent decrease in the proportion of the elderly population with incomes of less than two thousand dollars per annum (Table 2-11). However, there was a twenty-eight percent increase in their absolute numbers. By comparison, Calgary experienced an 18.5 percent increase in the numbers of elderly in that income category during the same period (Bairstow, 1973).

At the time the housing demand data were collected, the pension income level for singles was between 200 and 299 dollars per month and

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4. The City of Edmonton Corporate Planning Office (1978, p. 29) has stated that 57.2 percent of Edmonton senior citizens had "minimal or no income outside that provided by the government pensions in 1976."

TABLE 2-10

NATIONAL INCOME DISTRIBUTION (IN PERCENT) OF ALL INDIVIDUALS AND OF THE ELDERLY (65+) POPULATION FOR SELECTED YEARS

INCOME CATEGORIES	1961		1965		1967		1971	
	Total	65+	Total	65+	Total	65+	Total	65+
0-1,999	39.3	77.9	37.2	73.0	32.9	68.4	32.0	60.8
2,000-3,999	30.9	14.6	24.7	18.0	21.5	18.9	16.6	21.0
4,000-5,999	15.6	-	-	5.5	20.7	7.4	14.9	8.5
6,000 +	10.3	-	-	3.5	24.8	5.2	36.5	9.8
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Median Income	2,615	926	3,052	1,084	3,606	1,398	4,186	1,840

Source: Bairstow (1973, p. 53)

TABLE 2-11

NUMERICAL AND PERCENTAGE DISTRIBUTION OF THE ELDERLY BY SELECTED ANNUAL INCOME CATEGORIES IN EDMONTON IN 1961 AND 1971

INCOME CATEGORIES	1961		1971	
	Number	Percentage	Number	Percentage
Less than 2000	13,411	74.7	17,180	62.9
2,000-3,999	2,837	15.8	4,954	18.1
4,000-5,999	880	4.9	2,509	9.2
TOTAL Less than 6,000	17,128	95.4	24,643	90.2
TOTAL 65+ Population	17,953	100.0	27,300	100.0

Source: Adapted from Bairstow (1973, p. 141)

for married couples more than five hundred dollars per month. Table 2-12 shows the distribution of registrants by income level. Those registrants with income levels below two hundred dollars per month, may not be eligible for Canadian pensions.

TABLE 2-12

NUMERICAL AND PERCENTAGE DISTRIBUTION OF SRSR REGISTRANTS BY INCOME LEVEL (N=3215)

Under $200	$200-$299	$300-$399	$400-$499	Over $500
96	1299	589	391	777
3.1	41.3	18.7	12.1	24.7

Data Missing=73 Source: SRSR

Income data in this form however, are not reliable measures of an individual's financial well-being. Often, these statistics do not include income from other sources, such as savings bonds and real estate, that the registrant may own. In addition, some of these data were recorded in 1975 and 1976 and have not been updated. Currently, the SRSR Housing Registry is collecting more complete information regarding the financial status of the registrants. This process, however, was initiated after the data were compiled for this thesis. Finally, the income categories were determined by the Society: in few instances were the absolute statistics available. For these reasons, little emphasis will be placed on this statistic as a determinant of housing need.

Rent

Table 2-13 shows the distribution of registrants by monthly rent. This summary represents less than fifty percent of the total sample of renters (N=2,052). These data are being collected more rigorously now by the SRSR Housing Registry than prior to July 1977.

Only thirty-five percent of registrants pay rents of less than one hundred and fifty dollars per month. With nearly seventy-three percent of the SRSR registrants single (single and ever-married), those totally dependent on public pensions for their income must pay disproportionate amounts of their income for housing. The median rent paid by the total sample is one hundred and seventy-four dollars per month.

TABLE 2-13

NUMERICAL AND PERCENTAGE DISTRIBUTION OF SRSR REGISTRANTS BY MONTHLY RENT

Under $100	$100-$149	$150-$199	$200-$249	Over $250
167	191	335	232	92
16.6	18.7	32.9	22.8	9.0

Data Missing=1,035 Source: SRSR

As income increases, the incidence of elderly people living in single family dwellings increases. Forty-one percent of registrants with incomes equal to, or in excess of, five hundred dollars per month live in single family dwellings, compared to a sample average of thirty-three percent.

Again, as income increases, the frequency of senior citizens living with a family member decreases. Sixty-eight percent of the registrants who stated they lived with their family reported incomes of less than three hundred dollars per month. This suggests that reasons for living with a family member are more directly related to low incomes and the high cost of housing than to a desire on the part of the elderly people to live with their children.

Health and Mobility

As indicated in Chapter I, elderly people are more susceptible to a

variety of chronic ailments than any other age group. But to many, these problems become a way of life and many are able to adjust their life-styles accordingly. When one refers to senior citizen housing, a picture of sick old people comes to many people's minds: a picture that is not supported by facts. Nearly sixty-nine percent of the SRSR registrants reported that they were in good health. Only twenty-eight percent reported health problems that restricted their mobility. Thus, the attraction that senior citizen housing holds for its residents and potential residents is not oriented solely around health problems, as would be expected in nursing care or auxiliary hospitals.

CONCLUSIONS

This chapter has described the socio-economic characteristics of the senior citizen housing demand population in Edmonton. Several differences between the demand population and the total Edmonton senior citizen population have been discovered and are summarized below.

More women apply for senior citizen housing than men. Over sixty percent of the R-Group and nearly seventy percent of the R&S-Group are female. By comparison, in 1976, forty-five percent of Edmonton's total elderly population was male. Thus, females represent a disproportionately large segment of the demand population.

Over one-half of the registrations are made by young elderly people (sixty-five to seventy-four years) who largely describe themselves as being in good health. Male registrants are generally older than female registrants. The mean age of the R-Group is 73.3 years and 72.3 years for the R&S-Group.

Despite these facts, the SRSR registrants are generally older than

the city elderly population. For example, in 1976 over thirty-five percent of the total city elderly population was under seventy years of age compared to twenty-five percent of the R-Group and twenty-seven percent of the R&S-Group.

Almost seventy percent of the male registrants is married, compared to only thirty percent of the female registrants. Sixty-three percent of the registrants have experienced a break in the marital bond through widowhood, separation or divorce. Speare (1970) found that mobility among the elderly increases when this bond is broken. By comparison, in 1976, over fifty percent of the city's total elderly population was married and only thirty-seven percent was widowed.

Over fifty percent of the SRSR registrants live in apartments and thirty-three percent live in single family dwellings. These statistics differ significantly from those in a report prepared by the Edmonton Social Services Department (1978, p. 59) which states that in 1971, over sixty-five percent of the city's elderly lived in single family dwellings and less than one-third of the elderly population lived in apartments.

Only 28.6 percent of the registrants own their accommodation, while sixty-five percent rent. This coupled with the fact that women generally have lower pensions than men, makes them financially vulnerable in a bouyant housing market. Roughly forty-six percent of the married registrants own their homes; single, separated and divorced registrants exhibit very low rates of home ownership. In contrast, in 1971, approximately sixty-six percent of the city's elderly owned their accommodation (Edmonton Social Services, 1978, p. 59).

As income increases, the incidence of living in a single family dwelling increases and of living with a family member decreases. Although

almost seventy-three percent of the registrants are single (single and ever-married) and dependent on government pensions for all or most of their income, only thirty-five percent of the registrants pay rents of less than one hundred and fifty dollars per month.

From this research, it appears that demand for subsidized senior citizen housing is most likely to occur among single females (single and ever-married) and among renters. Married couples exhibit higher rates of home ownership and have higher incomes than do singles. The companionship of a spouse, the wish for privacy and for independence, are most likely other factors which limit the attractiveness of senior citizen housing to married people.

CHAPTER III

LOCATIONAL ANALYSIS OF DEMAND AND SUPPLY OF SENIOR CITIZEN HOUSING

INTRODUCTION

In a 1974 study conducted by senior citizens in Edmonton called "Operation New Roof", it was recommended strongly that housing projects be located throughout the city in order that more senior citizens could remain in familiar settings when they moved to senior citizen housing. The researchers found that senior citizens were reluctant to move away from neighbourhoods in which they had lived for many years and in which they had developed social ties. This feeling was prevalent among both home owners and renters.

The purpose of this chapter is to analyze the spatial location and spatial preferences of the senior citizen housing demand population. The spatial distribution of the SRSR registrants in the city will be examined to determine the degree to which the existing senior citizen housing opportunities correlate with this distribution. By analyzing the registrants' choices for senior citizen housing projects in the city, the universality of the "Operation New Roof" findings will be tested.

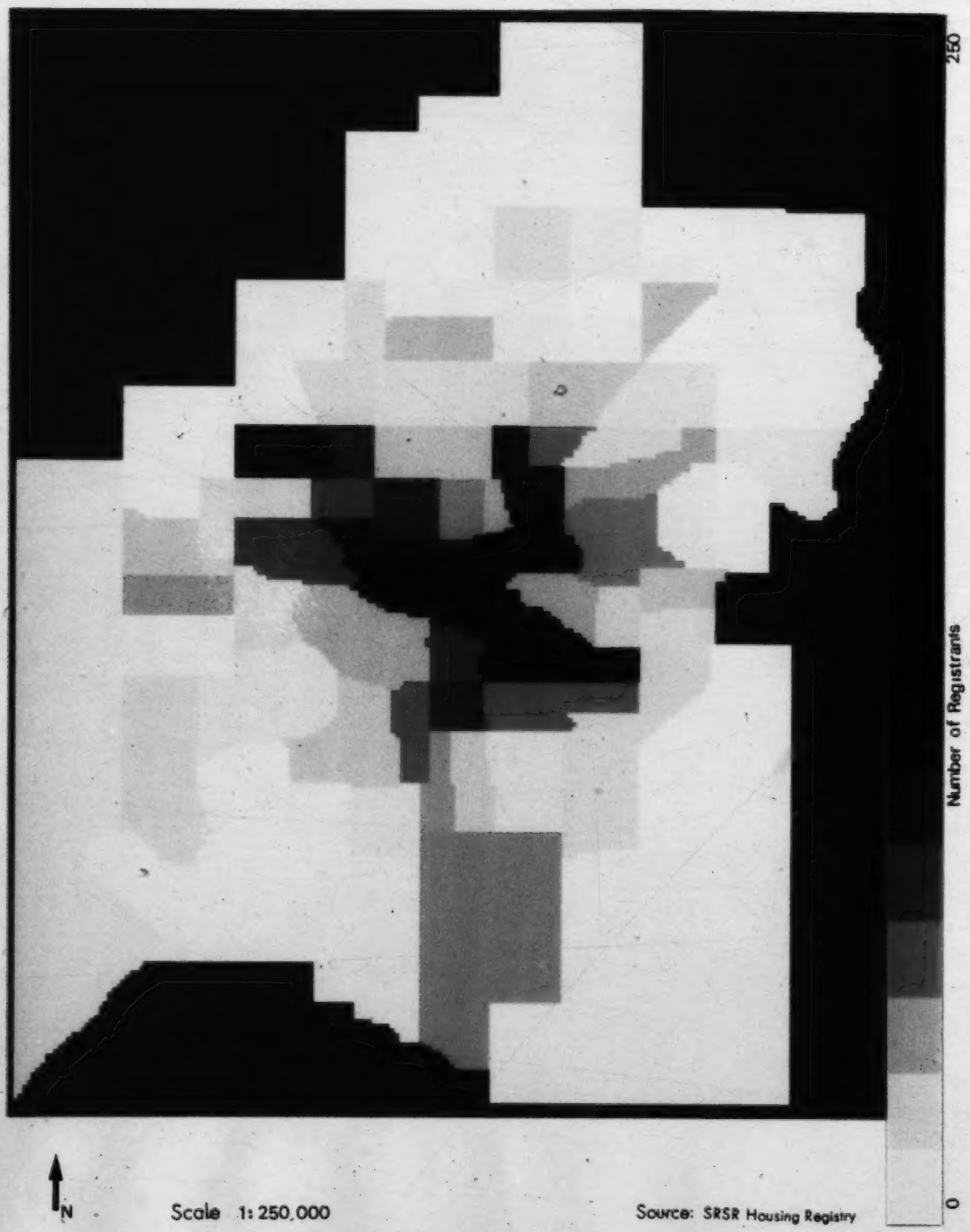
SPATIAL DISTRIBUTION OF THE DEMAND POPULATION

Figure 3-1 shows the distribution of SRSR registrants in Edmonton by census tract. Registrants are concentrated in the downtown area of the city and in older neighbourhoods located on both sides of the North Saskatchewan River. With few exceptions, the location of SRSR registrants in Edmonton adheres to a distance-decay model: as distance from the C.B.D. increases, the number of registrants decreases. The outline plan

FIGURE 3-1

DISTRIBUTION OF SENIOR CITIZEN HOUSING DEMAND

POPULATION IN EDMONTON BY CENSUS TRACT



areas are almost devoid of SRSR senior citizen housing registrants.

Golant (1972) states that since there is a growing trend to construct housing types that reflect the diversity of needs encountered throughout the life cycle in new suburban areas, the elderly are able to live in apartments away from the downtown area. Census tract 1 is a good example of this situation. This tract contains a large proportion of multiple family dwelling units and, as a result, houses a higher number of registrants than would be anticipated in a theoretical distance-decay model.

TABLE 3-1

NUMERICAL AND PERCENTAGE DISTRIBUTION OF SRSR REGISTRANTS (N=3215) BY DISTRICT

District		Number of Registrants	Percentage of Total
I	Central	1056	32.9
II	Central-North	418	13.0
III	North	174	5.4
IV	West	364	11.3
V	Southwest	393	12.2
VI	Southeast	536	16.7
VII	Out-of-Town	254	7.9

Data Missing=20 (0.6 percent) Source: SRSR

Table 3-1 lends further support to the distance-decay model described above. The Central district accounts for almost one-third of the total number of housing registrants, which is more than the two districts south of the North Saskatchewan River. In addition, the district north of the CNR tracks accounts for only five percent of the total number of registrants.

SPATIAL DISTRIBUTION OF HOUSING OPPORTUNITIES

Figures 3-2 and 3-3, respectively, show the location of self-con-

FIGURE 3-2

LOCATION OF SELF-CONTAINED SENIOR CITIZEN HOUSING PROJECTS IN EDMONTON

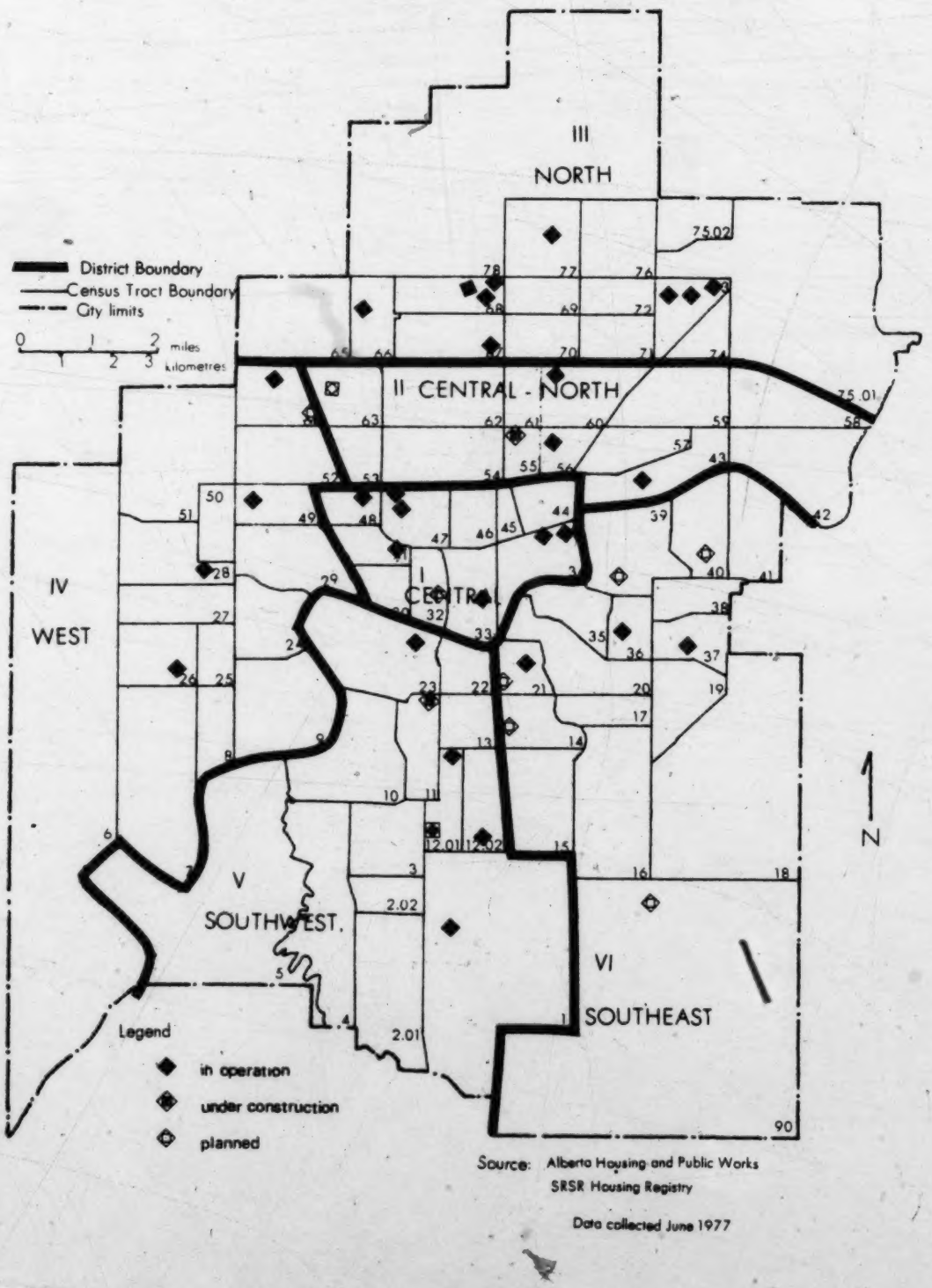
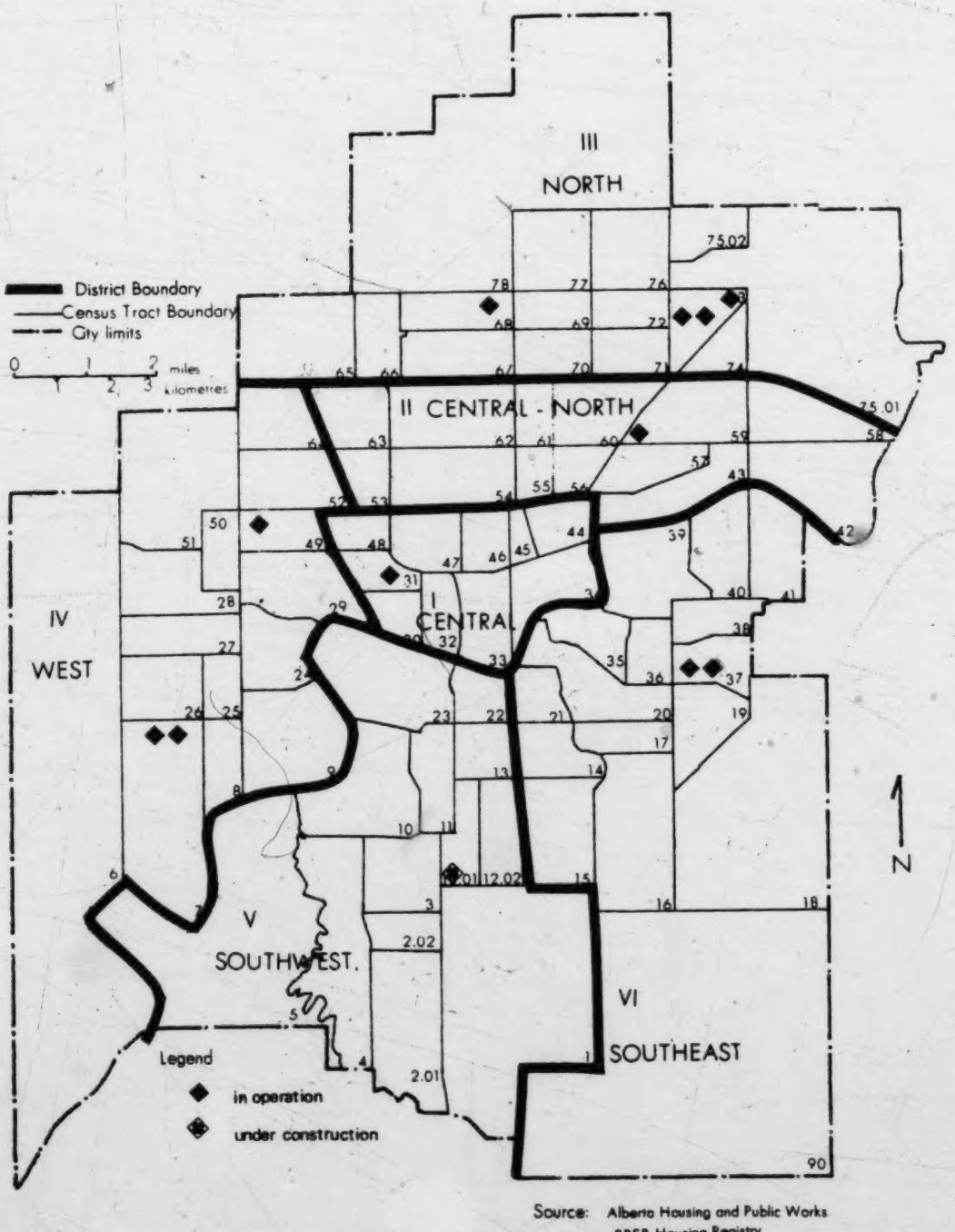


FIGURE 3-3

LOCATION OF SENIOR CITIZEN LODGE PROJECTS IN EDMONTON



Source: Alberta Housing and Public Works
SRSR Housing Registry

tained unit and lodge senior citizen housing projects in the city. Self-contained unit projects are scattered throughout the city, although the majority are situated north of the river. Large projects, or those with more than two hundred units, are either located in Central District or along major roadways (i.e. Meadowcroft is located near the St. Albert Trail and Westmount Shopping Centre). The one exception is Strathcona Place, located on University Avenue. This project is situated approximately three and one-half blocks from Whyte Avenue which is the nearest major shopping area for residents of this project.

Lodge accommodation is neither as prevalent nor as evenly distributed throughout the city, as self-contained accommodation. The reason for the former situation is that there is far less demand for lodge accommodation than there is for self-contained. Elderly people wish to retain their independence for as long as possible and by far the majority prefer to prepare their own meals. Lodge accommodation is designed to meet the needs of people who are still able to care for themselves but who had to have their meals provided. People who request lodge accommodation generally are older than those who apply for self-contained units and have a higher incidence of health and mobility problems than the latter group (SRSR Housing Registry).

SPATIAL DISTRIBUTION OF DEMAND VERSUS SUPPLY

Tables 3-2 and 3-3 respectively show the distribution of housing demand and housing supply by district and by accommodation type in the city. A more detailed analysis of these statistics at the census tract scale is presented in Appendix A.

Districts I and II account for over fifty percent of the city

demand for self-contained units and contain roughly thirty-five percent of the city's self-contained unit housing stock. In addition, these two districts account for more than forty-five percent of the demand for lodge accommodation and contain less than nineteen percent of the city's total of this housing type. North District accounts for a very small percentage of the total in-city demand for senior citizen housing and yet contains nearly eleven percent of the city's self-contained units and over twenty-five percent of the city's lodge beds. West District is similarly over-stocked: it has over twenty-five percent of both the city's self-contained units and lodge beds and accounts for only thirteen percent of the total demand.

TABLE 3-2

NUMERICAL AND PERCENTAGE DISTRIBUTION OF TOTAL CITY[a] REGISTRATIONS BY ACCOMMODATION TYPE AND BY DISTRICT

District		Self-Contained		Lodge	
		Number	Percentage	Number	Percentage
I	Central	990	36.4	66	29.3
II	Central-North	382	14.1	36	16.0
III	North	160	5.9	14	6.2
IV	West	334	12.3	30	13.3
V	Southwest	369	13.6	24	10.7
VI	Southeast	481	17.7	55	24.4
TOTAL:		2716	100.0	225	100.0

Data Missing=20 Source: SRSR
a-does not include out-of-town registrants

Analyses to test the correlation between the location of demand for senior citizen housing and supply of housing units by accommodation type and by census tract were made. The percentage of the total city demand population in each census tract was correlated with the percentage of the total city supply of housing units in each tract for both lodge and self-

TABLE 3-3

NUMERICAL AND PERCENTAGE DISTRIBUTION OF SENIOR CITIZEN HOUSING UNITS[b] BY ACCOMMODATION TYPE AND BY DISTRICT

District		Self-Contained		Lodge	
		Number	Percentage	Number	Percentage
I	Central	1036	30.0	52	8.7
II	Central-North	180	5.2	60	10.1
III	North	372	10.8	160	26.9
IV	West	885	25.6	161	27.0
V	Southwest	633	18.3	65	10.9
VI	Southeast	352	10.2	98	16.4
TOTAL:		3458	100.0	596	100.0

b-includes projects which are in operation, under construction and planned

Source: Alberta Housing and Public Works, 1978

contained accommodation. For self-contained accommodation, the location of demand versus supply for units was highly correlated (r=.4632) and was significant at higher than the .01 level of confidence. The situation for lodge beds was quite different: the location of demand versus supply was not significant and exhibited a low correlation (r=.0168). A further test was made to determine if the location of the demand population for self-contained unit accommodation correlated with that for lodge beds. The two housing type demand population locations were highly correlated (r=.8070) and significant at higher than the .01 level of confidence.

In summary, although there are areas in the city where there are high concentrations of senior citizen self-contained housing units, the location of demand versus supply is highly correlated. As there are so few lodges in the city, and demand for these is relatively low compared to self-contained units, it would be difficult, and most likely uneconо-

mical, to distribute the units in a manner which is more closely aligned to the location of the demand population. Finally, the location of the demand populations for both housing types in the city is highly correlated.

REGISTRANTS' LOCATIONAL PREFERENCES

Neighbourhood Preferences

Thus far the analysis of SRSR registrants' demand for senior citizen housing has accepted the assumption that registrants wish to remain in a familiar neighbourhood when they move to senior citizen housing. However, on closer examination of the registrants' responses to the question, "In what part of the city would you prefer to live?", the SRSR registrants appear to be less rigid in their preference than the group surveyed in the "Operation New Roof" Study. Only four percent of the SRSR registrants stated that they would prefer to remain in their own neighbourhood.

Fifty-nine percent of the registrants did not have a neighbourhood preference or did not state that they had one (Table 3-4). This statistic may be interpreted in many ways, none of which is fully satisfactory:

1) people are willing to move anywhere to secure housing at a reasonable cost;

2) people do not perceive Edmonton as large enough to be concerned about location as they are able to move about the city relatively easily with an adequate public transportation system;

3) people may be afraid to state a locational preference for fear that it may bias their chances for securing housing in a district they have not selected as their first choice;

4) peoples' preferences for districts may be biased by the location of housing opportunities;

5) people have moved from a home they owned to another residence prior to requesting housing assistance (See chapter IV); and,

6) the data were not collected.

Table 3-4 shows the neighbourhoods and areas[1] of the city which received at least twenty mentions from the registrants. The remaining 325 mentions were shared by over one hundred other neighbourhoods in the city. Nearly twenty-seven percent of the registrants who stated a preference were very general in that they chose to live in a particular quadrant of the city rather than specifying a neighbourhood in that quadrant. Note should be made that only five registrants indicated a preference for living in the east section of the city. These people account for less than one percent of the total SRSR registrants.

TABLE 3-4

NUMERICAL AND PERCENTAGE DISTRIBUTION OF SRSR REGISTRANTS BY NEIGHBOURHOOD PREFERENCE

NEIGHBOURHOOD/AREA	NUMBER	PERCENT OF TOTAL
No Preference/not stated	1906	59.3
City Centre	376	11.7
North	236	7.3
South	129	4.0
West	124	3.9
Norwood	36	1.1
Westmount	35	1.1
Strathcona	28	0.9
Jasper Place	20	0.6
Remainder of Neighbourhoods	325	10.1
TOTAL	3215	100.0

Source: SRSR

1. These areas do not correspond with the District boundaries adopted in this thesis.

Table 3-5 shows the distribution of registrants by neighbourhood preferences for those areas that received at least 100 mentions. Over half of the registrants who stated they would like to live in the downtown area, live in District I: a total of seventy-eight percent live on the north side of the city. The findings are similar for the other areas: over eighty-three percent of the registrants presently reside on the same side of the North Saskatchewan River as the area they selected. These statistics suggest that the majority of people prefer to remain on the same side of the River and, for the most part, are not as concerned about in which neighbourhood, on that side, they live.

TABLE 3-5

PERCENTAGE DISTRIBUTION OF SRSR REGISTRANTS BY NEIGHBOURHOOD PREFERENCES AND BY DISTRICT

Neighbourhood Preference	DISTRICT I	II	III	IV	V	VI	VII	TOTAL
City Centre	55.2	8.0	6.2	9.4	3.7	9.1	8.3	100.0
West	40.2	11.5	4.9	29.5	0.8	5.7	7.4	100.0
North	36.7	26.9	11.9	7.7	3.0	4.7	9.0	100.0
South	9.1	1.6	2.0	3.9	35.8	42.3	5.2	100.0

Source: SRSR

Housing Project Preference

Eighty-six percent of the SRSR registrants have applied to at least one housing project while only thirty-nine percent have made applications to more than one project. Unless a preference for a particular project was indicated on a registrant's abstract, the first two projects listed, to which the registrant had made application, were coded.

Table 3-6 shows those projects which received at least fifty mentions by the registrants as their first choice projects. These eleven buildings account for 87.4 percent of the demand: the remainder is distri-

TABLE 3-6

PERCENTAGE DISTRIBUTION OF HOUSING APPLICATIONS
BY DISTRICT AND BY PROJECT

PROJECT	DISTRICT							TOTAL
	I	II	III	IV	V	VI	VII	
District I								
All Saints	52.4	13.6	6.0	8.6	5.7	8.2	5.4	100.0
Kiwanis Place	40.6	10.3	6.0	13.1	6.0	13.1	10.7	100.0
Pioneer Place	69.9	13.7	4.1	3.2	1.4	4.1	3.6	100.0
St. Joachim	44.1	5.6	9.9	12.7	2.8	9.4	15.4	100.0
District II								
Norwood Golden Manor	23.3	69.9	-	4.1	-	1.4	1.4	100.0
District IV								
Canora Gardens	22.9	-	1.6	70.5	-	1.6	3.3	100.0
Meadowcroft	22.7	17.2	6.6	10.6	11.6	21.2	10.1	100.0
St. Andrew's Centre	42.0	14.4	5.7	20.2	4.3	6.5	6.8	100.0
District V								
Strathcona Place	19.2	5.5	2.0	6.8	37.4	24.8	4.3	100.0
District VI								
Holy Trinity	21.8	3.6	1.8	3.6	18.2	50.9	-	100.0
Trinity Lutheran	4.3	3.6	-	3.5	15.6	66.9	6.1	100.0

Source: SRSR

buted among forty-seven other senior citizen housing projects.

Consistent with the findings regarding neighbourhood preferences, the majority of registrants request housing that is located on the same side of the North Saskatchewan River as they presently reside. With few exceptions, demand for a particular project is greatest in the District in which the project is located and in Districts immediately adjacent. This is especially true for the Pioneer Place, Norwood Golder Manor and Canora Gardens housing developments. Roughly seventy percent of the demand for these projects originates in the District in which the project is located. All three were designed and built to serve the needs of the senior citizens living in the immediate neighbourhood surrounding the projects, and registrants in these areas were to be given first priority in the allocation of units.

No project in District III received fifty mentions. This may be partly explained by the fact that the Greater Edmonton Foundation operates the majority of the units in this area and many senior citizens make application to the Foundation directly rather than registering at the Society. As well, privately-operated housing projects in this area appeal to a limited clientele (i.e. Polish Veterans Home in Dickinsfield and Emmanuel Home in Belvedere). Polish and Dutch people respectively, are more likely to be attracted to those projects and may prefer to make application directly to these housing authorities, as they become known to them through their church and social affiliations. Another example of this situation is the Chinese Elders Mansion in District I.

Meadowcroft is an exception to the general rules proved to be true of the other senior citizen housing developments. Although the majority of the demand for this project originates from the north side of the

River, less than twelve percent comes from District IV and over thirty percent comes from the south side of the River. The reason for this may be due to the project's attractive location. It is situated less than two blocks away from a major shopping centre and is close to a central bus depot. People may be more willing to forgo living in a familiar neighbourhood to live in a project that is so close to services.

Second choice projects tended to have a lower percentage of people from the area in which the project is located than first choice projects. For example, only eighteen percent of the registrants who applied to Strathcona Place as a second choice resided in District V and only forty-three percent resided on the south side. The one exception was All Saints Cathedral Close. Fifty-three percent of the registrants who cited this project as their second choice resided in District I.

CONCLUSIONS

The location of the senior citizen housing demand population exhibited the characteristics of a distance-decay model. As distance from the C.B.D. increases, the numbers of people demanding senior citizen housing accommodation decreases.

Despite the concentration of self-contained housing projects in some parts of the city, the location of the demand population for this type of accommodation and the location of housing units is correlated and significant at higher than .01 level of confidence. This means that the distribution of housing units in the city reflects the location of the demand population. However, lodge accommodation is not as well-situated. The supply of beds does not reflect the distribution of demand in the city. Since demand is limited for this type of housing (relative to

self-contained accommodation) and is distributed throughout the city, it is unlikely that it would be economical to locate lodge accommodation in a manner which is more closely aligned with the demand population location. One way this problem might be overcome is to provide lodge beds in all self-contained housing projects. As the location of the two demand populations is highly correlated, this means that where there is demand for self-contained unit accommodation, there is likely to be demand for lodge accommodation. Further implications of combining the two types of accommodation in a project will be examined in Chapter IV.

Unlike the "Operation New Roof" Study (1974), the SRSR registrants do not appear to be rigid in their housing location preferences. Analysis of their neighbourhood preferences and housing project preferences indicated that the North Saskatchewan River was the major barrier: registrants wished to remain on the same side of the River as they presently resided. This finding underscores the need to study those who are applying for housing separate from the elderly population as a whole. The "Operation New Roof" Study did not differentiate between people who were actively seeking senior citizen housing and those who were not. For this reason, the desire to remain in a familiar neighbourhood came out much more strongly among "Operation New Roof" respondents (predominantly homeowners) than it did among SRSR respondents (predominantly renters).

CHAPTER IV

SPATIAL AND ASPATIAL FACTORS AFFECTING SATISFACTION WITH SENIOR CITIZEN HOUSING

INTRODUCTION

This chapter examines the location of senior citizen housing in the context of the residents' accessibility to family and friends and to desired services and amenities. Particular attention is focused on determining the relative importance residents placed on the spatial compared to the aspatial characteristics of their accommodation. This information was acquired through the administration of an interview survey.

THE INTERVIEW SURVEY

Selection of the Study Areas

Two principal factors contributed to the decision to select Kiwanis Place and Meadowcroft for study (See Plates 4-1 to 4-4). Firstly, residents of these two projects accounted for over fifty percent of the SRSR registrants who already lived in senior citizen housing but who had placed their names on other housing waiting lists. The author wished to determine if this finding was a reflection of a general dissatisfaction among residents of the respective housing projects.

Secondly, Kiwanis Place and Meadowcroft are similar in many respects (Table 4-1). Facilities provided on each site are good and are comparable in quality. By holding such aspatial factors as the type of building, size of project, age of building and rent schedules constant, it is possible to focus attention on the residents' evaluation of their housing with respect to the neighbourhood setting. If Kiwanis Place and Meadowcroft differed significantly in these aspatial characteristics, it would

PLATE 4-1

View of Kiwanis Place from Paul Kane Park

PLATE 4-2

View of Kiwanis Place Showing Lodge In Foreground

PLATE 4-3

View of Meadowcroft from 135 Street

PLATE 4-4

View of Meadowcroft from Rear of Building Showing the Parking Lot

be difficult to determine the degree to which these attributes affected satisfaction with the spatial characteristics.

TABLE 4-1

COMPARISON OF SELECTED CHARACTERISTICS
OF KIWANIS PLACE AND MEADOWCROFT

Kiwanis Place	Meadowcroft
. highrise building	. highrise building
. fixed rent schedule	. fixed rent schedule
. opened 1972	. opened 1972
. public operation (Greater Edmonton Foundation)	. private non-profit operation
. both lodge and self-contained units	. only self-contained units
. 2nd largest project in city	. largest project in city
. 272 bachelor units 68 one-bedroom units 45 single lodge units 3 double lodge units	. 308 bachelor units . 112 one-bedroom units

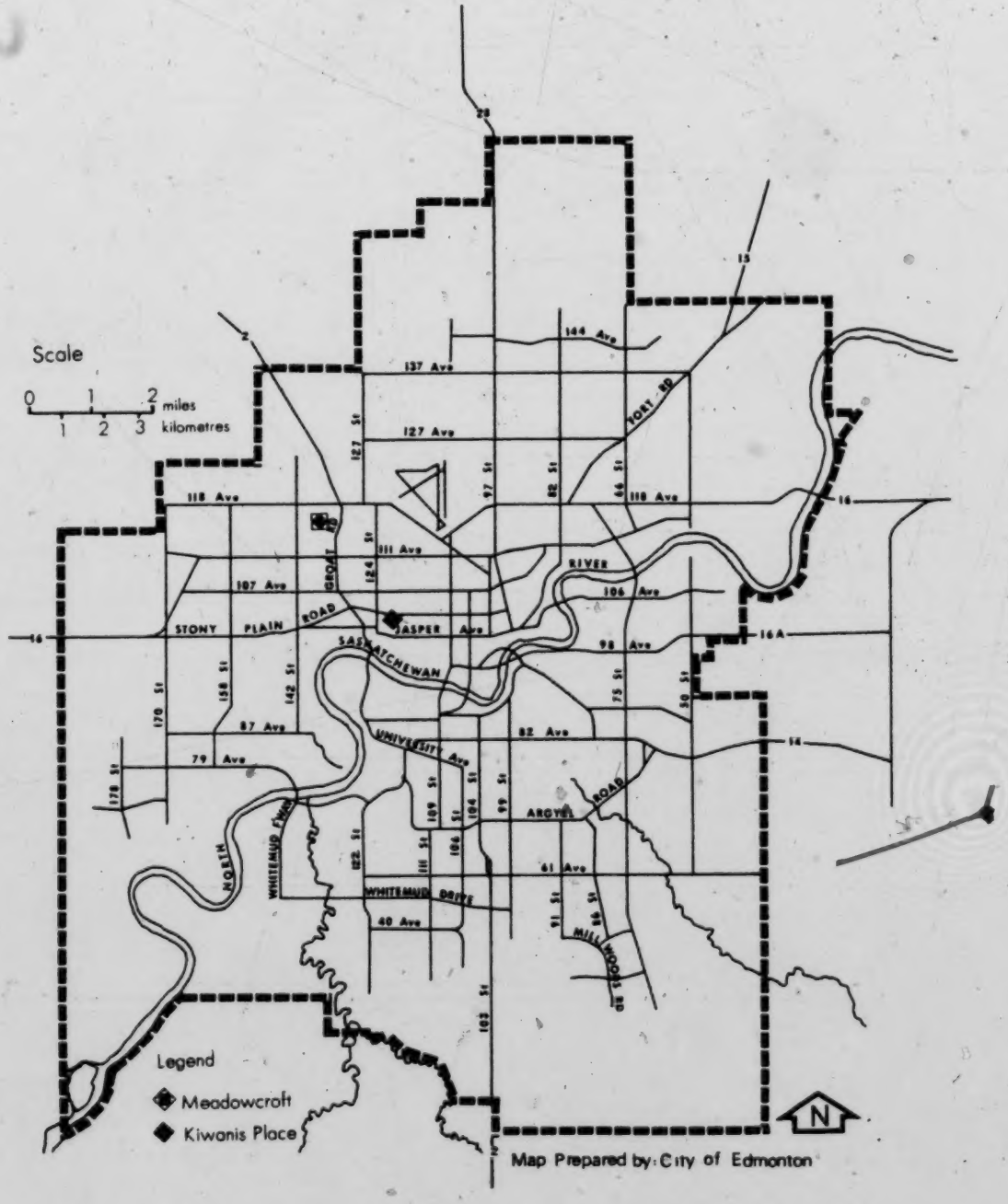
The Study Areas

Figure 4-1 shows the location of Meadowcroft and of Kiwanis Place in the city and in their respective neighbourhoods of Woodcroft and Oliver. Woodcroft is a residential neighbourhood that was developed in the early sixties. Oliver is an inner city neighbourhood that was developed during the twenties and early thirties.

Nearly seventeen percent of Woodcroft residents are senior citizens compared to approximately twenty percent of Oliver residents. Between 1971 and 1976 the Woodcroft area experienced a decline in the non-elderly population and a sharp increase in the elderly population once Meadowcroft was opened. The Oliver area, however, experienced growth in both segments of the population during the same period. Thus, the age struc-

FIGURE 4-1

LOCATION OF MEADOWCROFT AND KIWANIS PLACE IN EDMONTON



ture of the Woodcroft population grew older through the importation of senior citizens into the neighbourhood, whereas the Oliver population experienced a more natural aging process.

Figures 4-2 and 4-3 illustrate the land use patterns in the two neighbourhoods. Woodcroft is comprised almost exclusively of single family dwellings: the only highrise in the area is Meadowcroft. Oliver exhibits a very high population density since it contains a large number of low-rise[1] and highrise multiple family dwellings. Few of the original homes are still standing.

Woodcroft is a stable community. During the land use survey conducted in June 1978, no construction activity was observed. In the Oliver community however, there was considerable building in the area, especially along 116 street between 102 Avenue and 104 Avenue. In addition, several of the older homes had been rehabilitated and converted into commercial establishments or professional offices. Unlike Woodcroft, the Oliver area is characterized by a "hodge-podge" of land uses: it is apparent that the neighbourhood is under considerable pressure for redevelopment.

Oliver is surrounded on three sides by commercial strips: Jasper and 104 Avenue and 124 Street. In Woodcroft, there is one corner store located on the corner of Woodcroft Avenue and 136 Street. The remainder of the commercial activity is concentrated in the northwest and northeast corners of the neighbourhood and to the south in Westmount Shopping Centre.

The nature of the commercial activity located in the two neighbourhoods is very different. In Westmount Shopping Centre, there are both

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1. Defined here as five storeys or less.

FIGURE 4-2

LAND USES IN NEIGHBOURHOOD SURROUNDING MEADOWCROFT

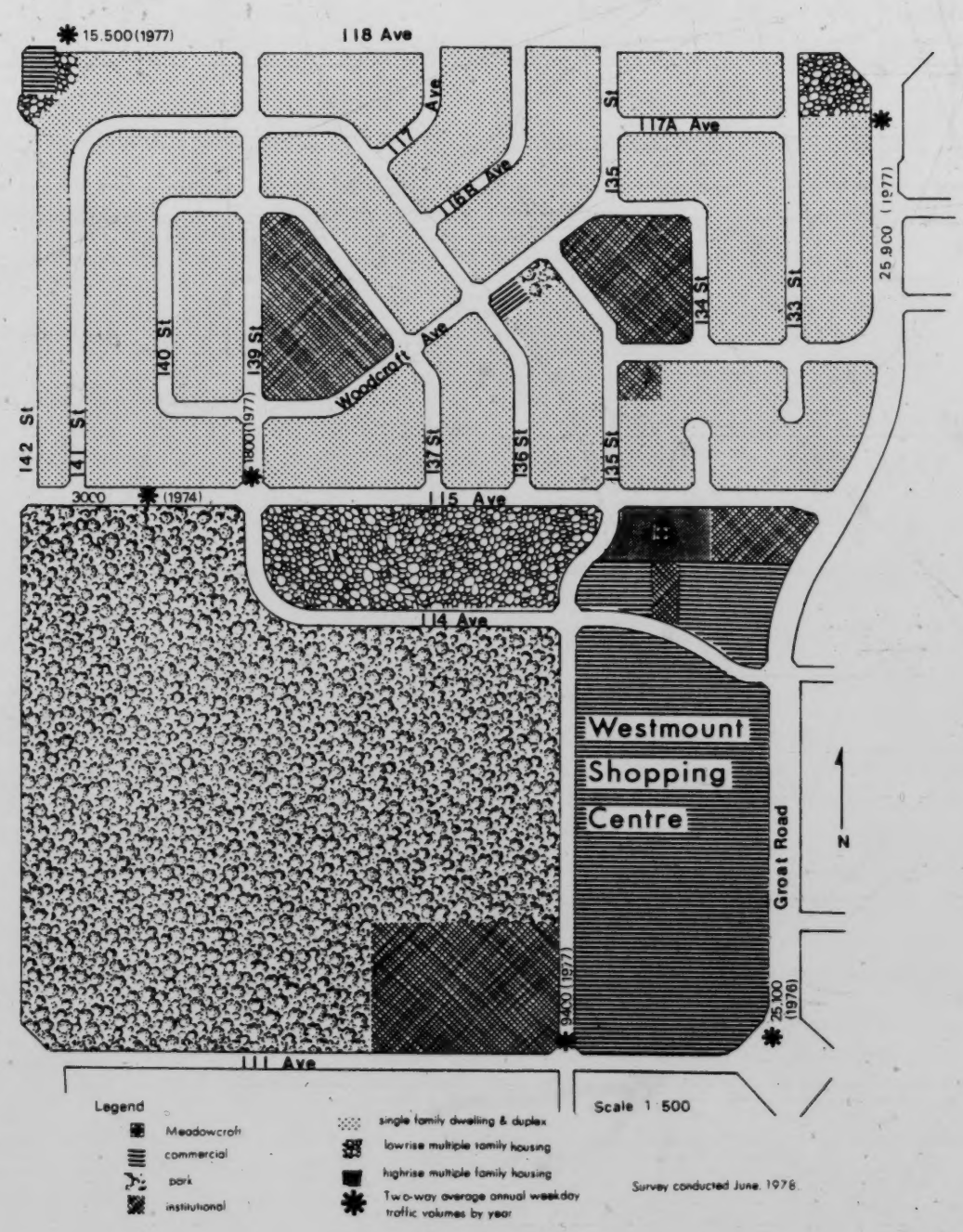
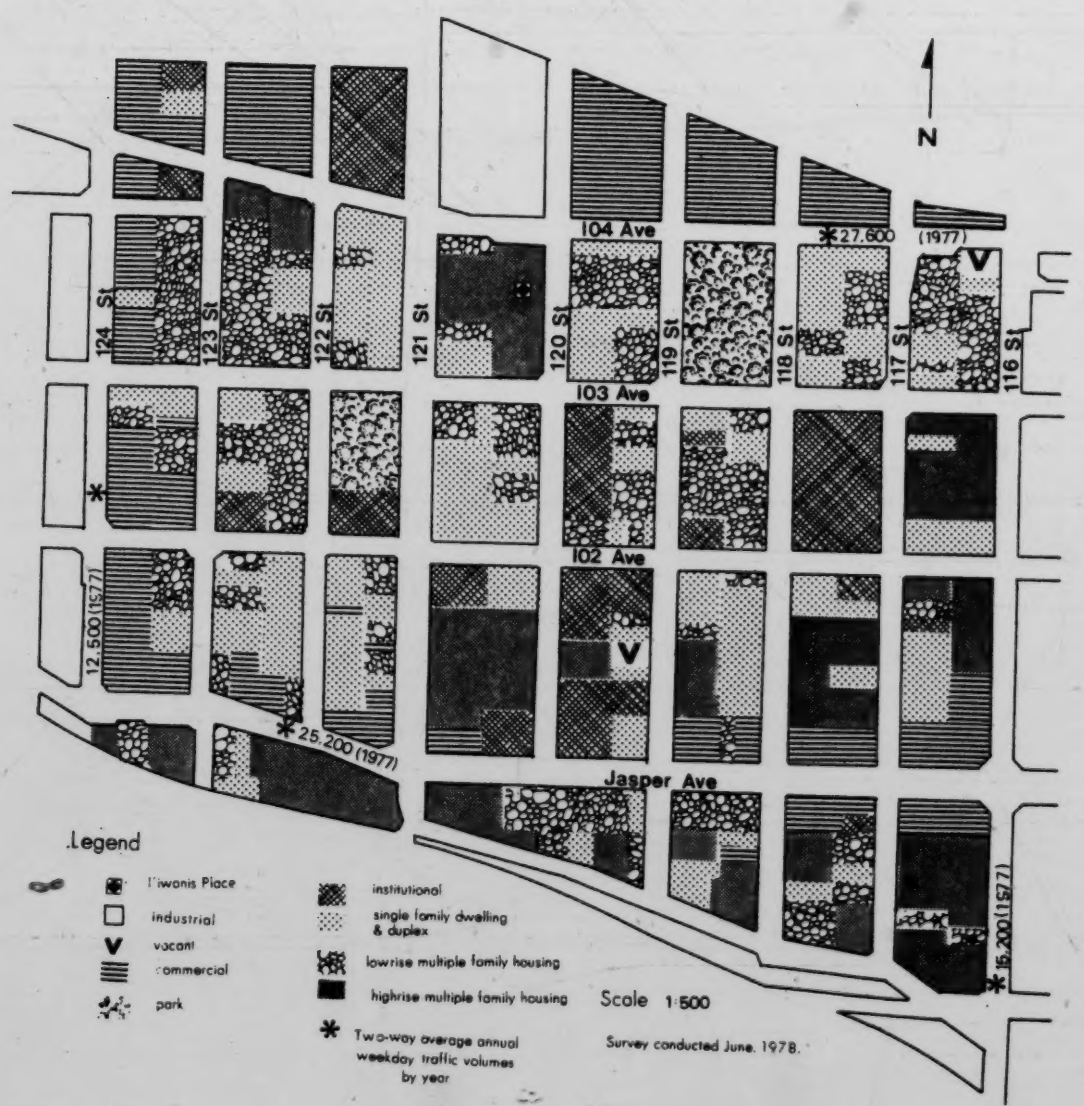


FIGURE 4-3
LAND USES IN NEIGHBOURHOOD SURROUNDING KIWANIS PLACE



specialty clothing stores (which cater to younger age groups and middle to upper-income levels) and major chain department stores (Penningtons, Zellers, Woodwards and Johnstone Walker) which serve the needs of the older individual. Other than Safeway, there are no major stores close to Kiwanis Place. Clothing stores located along 124 Street tend to be extremely expensive and to attract a young to middle-age clientele. Other examples of commercial activity in the area include a car dealership, furniture stores and specialty shops (i.e. antiques, draperies, art and crafts supplies). Thus, although Kiwanis Place is situated near commercial outlets, few of these provide services which are readily attainable by a low-income older individual.

Although the Oliver neighbourhood has experienced a gradual aging of a large proportion of its population, this has not resulted in the establishment of commercial activity that serves the elderly. This situation is unusual, for as Regnier (1974b, p. 35) remarks:

> ... the percentage of elderly living within a neighborhood is often an accurate measure of the quality of life for older people living in the area. Not only is neighboring enhanced, but social services, retail shops that are oriented to the older individual are more common in neighbourhoods with a higher concentration of elderly.

Another principal difference between the two neighbourhoods is the nature of the street patterns. Woodcroft exhibits a curvilinear street pattern, whereas Oliver has the older grid pattern. For this reason, the Oliver neighbourhood experiences a great deal of through traffic particularly along 102 Avenue and 121 Street. In Woodcroft, 115 Avenue and 139 Street are the only through roads in the neighbourhood (Figure 4-2). The flow of traffic through Woodcroft is considerably less than that carried by the boundary streets (118 Avenue, 142 Street and Groat Road). Unfortunately, no statistics were available for 102 Avenue and 121 Street

in Oliver (Figure 4-3).

Administration of the Survey

The purpose of the survey was to determine the importance residents placed on the location of the project with respect to such factors as: the type of neighbourhood in which the project was situated and proximity to friends and relatives, and to desired services and amenities. Although some questions were directed toward the internal environment of the project (both physical and social), emphasis was placed on the residents' evaluation of the environment beyond the project site.

In September of 1977, the management of both Kiwanis Place and of Meadowcroft were contacted to gain permission to conduct resident interviews. In both cases, the management expressed concern for the privacy of their respective residents and for this reason, would not allow the author to make personal contact with the residents. Through compromise, it was agreed that a flier[2] explaining the purpose of the survey could be sent to the residents and that they would respond if they were interested in participating.

To ensure the privacy of the residents, only the apartment numbering system was supplied by the managers. A stratified random sample of one hundred and fifty apartments per project was selected, keeping the proportion of bachelor and one-bedroom units[3] equal to that of the respective project as a whole. Fliers were sent to the apartments selected for study. The residents were asked to complete the form on the bottom of the flier and to return it by mail in a stamped self-addressed envelope. Two weeks after this initial contact was made, a reminder was mailed to those who had not returned their form.

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2. A copy of the flier is contained in Appendix B.

The response was low. Only ninety-two residents had responded after the two fliers had been sent. In fact, the reminder encouraged only an additional ten people to reply. Of these ninety-two respondents, only forty-three agreed to participate in the study: sixteen from Kiwanis Place and twenty-seven from Meadowcroft.

These levels of response indicate the necessity of contacting senior citizens in person rather than through impersonal means such as the mail. People who telephoned to find out more about the study were nervous at first and some were even annoyed. However, after explaining in more detail who was conducting the research and the uses to which it would be put, most were willing to be interviewed. Some were concerned that their comments would be forwarded to the management: one or two respondents did not overcome this fear even during their interview.

The interviews were deliberately delayed until September to ensure that most people would be home from holidays. During this period, however, a municipal election was in progress and Edmonton mailboxes were brimming with election advertisements. It is probable that the fliers were discarded without being read as they were perceived to be related to the election, or, it may be that people were tired of receiving "junk mail" during this period.

Interviews were conducted between October 11 and November 11, 1977. Each interview lasted approximately one hour and ten minutes. During the initial week, a small pilot survey was conducted in each project and the results analyzed. The pilot interviews resulted in minor changes being made in the wording of the questionnaire.

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3. Kiwanis Place Lodge residents were not included in this study as Meadowcroft does not offer this type of accommodation.

Although the reliability of the data is constrained by the small smaple size, some important differences in the residents' evaluations of the two projects emerged. The remainder of this section will discuss the spatial and aspatial characteristics of the respective housing projects, as they affected the residents.

Analysis of the Survey

Demographic and Socio-Economic Profile

Ninety-three percent of the respondents were female. Only two males were the principal spokesman for married couples. Seven married couples were interviewed, two at Kiwanis Place and five at Meadowcroft. Except for two respondents who were single and living in Meadowcroft, the remainder of the sample had been married and of these, the majority had been widowed.

The average age of the Kiwanis Place respondents was exactly two years older than that of the Meadowcroft group: 76.4 years compared to 74.4 years. More than half of the latter respondents were under 75 years of age compared to thirty-seven percent of those at Kiwanis Place (Table 4-2).

Table 4-3 shows the distribution of respondents by health status, according to their own evaluation. Approximately eighty-one percent of the Kiwanis Place and sixty-three percent of the Meadowcroft respondents stated that they had health problems which hindered their ability to participate in some activities. Table 4-4 shows the frequency of health-related problems mentioned at each project. Some people cited more than one ailment. Despite these chronic conditions, only thirty-one percent of the Kiwanis Place and fifteen percent of the Meadowcroft respondents described their health as either fair or poor. This finding suggests

that elderly people adapt their life-style according to their abilities and judge their health independently from their chronic ailments which have become an accepted way of life.

TABLE 4-2

NUMERICAL AND PERCENTAGE DISTRIBUTION OF RESPONDENTS BY AGE GROUP AND BY PLACE OF RESIDENCE

Age Group	Kiwanis Place		Meadowcroft	
	No.	%	No.	%
65 - 69	3	18.7	5	18.5
70 - 74	3	18.7	10	37.0
75 - 79	5	31.3	5	18.5
80 - 84	3	18.7	5	18.5
85 +	2	12.5	2	7.4
TOTAL:	16	100.0	27	100.0

Only one respondent refused to answer the income question (Table 4-5). Eighty-seven percent of the Kiwanis Place compared to seventy-three percent of the Meadowcroft respondents had incomes of four hundred dollars per month or less. This difference may be explained in part by the larger number of married couples interviewed at Meadowcroft. No attempt was made to analyze the assets of the respondents in greater detail as such questions generally prove to be offensive. As well, it was reasoned that other questions provided the respondent with ample opportunity to note financial considerations in the selection and evaluation of his housing.

Former Housing Environment

Consistent with the results of Chapter III regarding the migration barrier imposed by the North Saskatchewan River, only three respondents

TABLE 4-3

NUMERICAL AND PERCENTAGE DISTRIBUTION OF RESPONDENTS BY PERCEIVED HEALTH STATUS AND BY PLACE OF RESIDENCE

Health Status	Kiwanis Place		Meadowcroft	
	No.	%	No.	%
Excellent	1	6.2	7	25.9
Good	10	62.5	16	59.2
Fair	4	25.0	2	7.4
Poor	1	6.2	2	7.4
TOTAL:	16	100.0	27	100.0

TABLE 4-4

NUMERICAL AND PERCENTAGE DISTRIBUTION OF HEALTH PROBLEMS AMONG RESPONDENTS BY PLACE OF RESIDENCE

Health Problems	Kiwanis Place		Meadowcroft	
	No.	%	No.	%
Cardio-vascular	8	42.1	6	24.0
Arthritis	2	10.5	1	4.0
Poor Hearing	3	15.8	4	16.0
Poor Eyesight	1	5.3	7	28.0
Walking Difficulties	3	15.8	2	4.0
Shortness of Breath	1	5.3	1	4.0
Other	1	5.3	4	16.0
TOTAL:	19	100.0	25	100.0

TABLE 4-5

NUMERICAL AND PERCENTAGE DISTRIBUTION OF RESPONDENTS BY INCOME AND BY PLACE OF RESIDENCE

Income per Month	Kiwanis Place		Meadowcroft	
	No.	%	No.	%
Less than $200.00	2	12.5	3	11.5
$200-$250	1	6.2	2	7.7
$251-$300	3	18.7	7	26.9
$301-$350	3	18.7	6	23.1
$351-$400	5	31.2	1	3.8
$401-$450	-		2	7.7
$451-$500	-		1	3.8
Over $500.00	2	12.5	4	15.4
TOTAL:	16	100.0	26	100.0

TABLE 4-6

NUMERICAL AND PERCENTAGE DISTRIBUTION OF RESPONDENTS BY FORMER DWELLING TYPE AND BY PLACE OF RESIDENCE

Former Dwelling Type	Kiwanis Place		Meadowcroft	
	No.	%	No.	%
House	5	31.2	11	40.7
Walk-up Apartment	5	31.2	9	33.3
Elevator Apartment	2	12.5	3	11.1
Boarding/Rooming House	-		2	7.4
Suite in House	4	25.0	-	
Senior Citizen Housing	-		2	7.4
TOTAL:	16	100.0	27	100.0

moved from the south side of the city. Four lived outside Edmonton prior to their move, and the remainder lived on the north side of the river. Although most respondents had lived in a house for many years, the majority had moved to another form of housing prior to their move to Kiwanis Place or Meadowcroft (Table 4-6). While two Kiwanis respondents stated that they had lived in senior citizen housing prior to their move to Kiwanis Place, their stay in these projects was very short. In both cases, this housing had acted as an interim residence until Kiwanis Place was opened. For this reason, these respondents preferred to answer housing questions in terms of their former private residence. In contrast, those who had lived in senior citizen housing before moving to Meadowcroft, had remained there for an extended period.

Over half of the respondents in both projects rented their former accommodation (Table 4-7). Of these, the majority had lived in their former home five years or less. In both study groups, those who had stayed in their former residence fifteen or more years lived in a house they owned. This would suggest that most respondents who applied for residence in Kiwanis Place or Meadowcroft moved from owned accommodation to rental accommodation or to live with a family member, prior to their move to senior citizen housing.

Clearly, the most favoured feature of the respondents' former home was "proximity to services" followed closely by an appreciation of their neighbourhood and neighbours (Table 4-8). When asked what they disliked about their former neighbourhood, half of the respondents in each project stated that there was nothing they disliked. Distance from services accounted for at least one-third of the reasons why the respondents disliked their former home environment (Table 4-9).

TABLE 4-7

NUMERICAL AND PERCENTAGE DISTRIBUTION OF RESPONDENTS BY LENGTH OF RESIDENCE IN FORMER HOME AND BY HOUSING TENURE

Length of Residence (in years)	Kiwanis Place			Meadowcroft		
	Own	Rent	Other	Own	Rent	Other
Less than 1		1 6.2				
1 - 5		7 43.7	1 6.2	2 7.4	11 40.7	2 7.4
5.1 - 10			2 12.5	1 3.7	3 11.1	1 3.7
10.1 - 15	1 6.2	1 6.2			2 7.4	
15+	3 18.7			5 18.5		
TOTAL:	4 25.0	9 56.2	3 18.7	8 29.6	16 59.2	3 11.1

TABLE 4-8

NUMERICAL AND PERCENTAGE DISTRIBUTION OF NEIGHBOURHOOD FEATURES LIKED BY THE RESPONDENTS IN THEIR FORMER HOME

Features Liked	Kiwanis Place		Meadowcroft	
	No.	%	No.	%
Proximity to services	21	42.8	35	48.6
Nice neighbourhood/ neighbours	17	34.7	18	25.0
Nice house/apartment	9	18.4	17	23.6
Proximity to family	2	4.1	2	2.8
TOTAL:	49	100.0	72	100.0

TABLE 4-9

NUMERICAL AND PERCENTAGE DISTRIBUTION OF NEIGHBOURHOOD FEATURES DISLIKED BY RESPONDENTS IN THEIR FORMER HOMES

Features Disliked	Kiwanis Place		Meadowcroft	
	No.	%	No.	%
Nothing	8	38.1	15	46.9
Too far from services	3	14.3	3	9.4
Neighbourhood deterioration	3	14.3	6	18.7
Apartment	3	14.3	-	
Maintenance of Building	1	4.8	3	9.4
Neighbours	1	4.8	3	9.4
Asked to leave	2	9.5	-	
Independence/security	-		2	6.2
TOTAL:	21	100.0	32	100.0

TABLE 4-10

NUMERICAL AND PERCENTAGE DISTRIBUTION OF RESPONDENTS BY REASONS CITED FOR DECISION TO APPLY FOR SENIOR CITIZEN HOUSING

Reasons to Apply for Senior Citizen Housing	Kiwanis Place		Meadowcroft	
	No.	%	No.	%
Financial (good rent)	8	26:7	10	17.2
Locational considerations (closer to family & services)	2	6.7	7	12.1
Security	4	13.3	4	6.9
"Liked the look" of senior citizen housing	4	13.3	6	10.3
Unable (or unwilling) to maintain former home	2	6.7	5	8.6
Did not wish to remain alone in home	1	3.3	6	10.3
Wanted to live on own (independent and privacy)	3	10.0	4	6.9
Health and Old Age	3	10.0	4	6.9
Widowed	1	3.3	5	8.6
Companionship	1	3.3	4	6.9
Forced to move from home	1	3.3	3	5.2
TOTAL:	30	100.0	58	100.0

Present Home Environment

Reasons cited for deciding to move to senior citizen housing were varied (Table 4-10). Several respondents remarked that they "liked the look" of the project and listed no other reason for their decision to apply for residency. This would suggest that the mere provision of a facility creates demand. Alberta Housing and Public Works (1977, p. 1) supports this idea as they noted that demand for senior citizen housing in Calgary appeared to be increasing although construction of projects "was at an all time high."[4]

Financial considerations were the most frequently mentioned reason for applying for senior citizen housing in both projects. Health, independence and security factors accounted for one-third of the reasons Kiwanis Place respondents applied for housing. In contrast, Meadowcroft respondents cited locational considerations, widowhood, home maintanence and living alone as important factors. The difference in the two groups' ages may explain this contrast in ranking of priorities.

Table 4-11 shows the importance placed by the respondents on selected characteristics of their housing while searching for a place to live. Partly because of the small sample size, and partly because most of the respondents considered some of these factors when choosing a place to live (regardless of their final location), the data are aggregated for the total sample rather than by project.

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4. Derek Fox (1970, p. 3) writes of the British situation in this way:

> It seems that this phenomenon of supply generating increasing demand from those in need may not have yet reached its peak, as many elderly people are just realising the benefits and comfort of the specifically designed local authority housing or housing association housing.

TABLE 4-11

FREQUENCY DISTRIBUTION OF HOUSING CHARACTERISTICS CONSIDERED BY THE TOTAL SAMPLE (N=43) IN THE SELECTION OF SENIOR CITIZEN HOUSING

Housing Characteristics	Considered Very Important	Considered Important	Considered Not Very Important	Considered Not Important	Did Not Consider
Reasonable Rent	28 65.1	10 23.2	3 7.0	-	2 4.6
Quality of Neighbourhood	7 16.2	14 32.5	9 20.9	2 4.6	11 25.6
Near to Parks		4 9.3	9 20.9	3 7.0	27 62.8
Near to Church	11 25.6	10 23.2	7 16.2	2 4.5	13 30.2
Near to Family and Friends	18 41.9	6 13.9	10 23.2	1 2.3	8 18.6
Near to bus	32 74.4	6 13.9	1 2.3	1 2.3	3 7.0
Near to Senior Citizen Centre	4 9.3	7 16.2	6 13.9	3 7.0	23 53.5
Facilities in Building	13 30.2	17 39.5	5 11.6	-	8 18.6
Apartment Design	4 9.3	21 48.8	6 13.9	2 4.6	10 23.2
Near to Medical	4 9.3	10 23.2	8 18.6	2 4.6	19 44.2
Near to Supermarket	22 51.2	11 25.6	6 11.6	-	5 11.6
Near to large Shopping Centre	19 44.2	10 23.2	6 13.9	2 4.6	6 13.9

The features most often cited by the respondents as being very important were reasonable rent, proximity to bus transit and to a supermarket. Surprisingly, over half of the respondents stated that being close to a church was not very important, not important or they did not even consider it at the time they were choosing a place to live. No one considered being close to a park very important. In fact, nearly sixty-three percent of the respondents did not consider it. Less than half of the respondents thought that the quality of the neighbourhood in which the project was situated to be an important or very important consideration. Facilities provided on site were more important to the respondents than the design of the individual units. Few respondents were concerned about being near a senior citizens' centre.

These findings are somewhat contrary to those of Niebanck (1965). In a study of senior citizen housing managers he found that:

> Public transportation, shopping, medical and religious facilities ... appear as the most important, with such things as passive and active recreation facilities taking secondary positions.
>
> (Niebanck, 1965, p. 65).

This study found that public transportation and shopping facilities were important to the respondents. However, religious and medical facilities were not priorities at the time that the respondents were selecting a place to live. Unfortunately, it is impossible to locate a project close to medical facilities that every person in that project would use, even if they were provided on site. Similarly, given the variety of religions, it is hardly possible to locate a project within easy access to all churches. Since Edmonton Telephones initiated the "911" emergency number it may be argued that every senior citizen with a telephone has immediate access to medical aid in an emergency. In

the case of churches, it will be shown later than most churches arrange transportation for parishioners who would otherwise be unable to attend church.

Among the features liked about the respective housing projects were the socializing advantages of living in a project with one's peer group. These accounted for roughly twenty-two percent of the total responses in each project (Table 4-12). Convenience of housing project's location was mentioned by only eight percent of the Kiwanis Place respondents compared to over eighteen percent of the Meadowcroft group. Rent was mentioned only once in each building. This is surprising since it was this factor that was clearly very important to the respondents at the time they were choosing a place to live (Table 4-10) and a factor that prompted many to apply for senior citizen housing (Table 4-9).

Thirty-seven percent of the respondents in each project stated that there was nothing they disliked about their project (Table 4-13). The majority of dislikes centered on the design features of the building and of the respondents' apartments. Many stated that they would prefer to live in a one-bedroom suite, rather than a bachelor suite. Other design features that were disliked in both buildings included the sparcity of storage space (especially in the kitchen), the height of the cupboards and of the step onto the balcony. Two respondents at Kiwanis Place stated that they would prefer to be closer to a general store and this comment was the only one that referred to a problem beyond the building site.

Generally, the respondents were satisfied with their housing and described themselves as being either happy or very happy about living in senior citizen housing. Only two respondents described themselves as being unhappy and in both instances, the reasons for their unhappiness

TABLE 4-12

NUMERICAL AND PERCENTAGE DISTRIBUTION OF HOUSING CHARACTERISTICS LIKED BY THE RESPONDENTS BY PROJECT

Characteristics	Kiwanis Place		Meadowcroft	
	No.	%	No.	%
Convenient Locations	4	8.2	17	18.5
Facilities in Building	2	4.1	5	5.4
Nice Apartment/ Building	9	18.4	8	8.7
Socializing Advantages	11	22.4	20	21.7
Good Maintenance	6	12.2	16	17.4
Independence, Freedom, Privacy	8	16.3	12	13.0
Security	3	6.1	1	1.1
Good Rent	1	2.0	1	1.1
Quiet	2	4.1	5	5.4
Other	3	6.1	7	7.6
TOTAL:	49	100.0	92	100.0

TABLE 4-13

NUMERICAL AND PERCENTAGE DISTRIBUTION OF HOUSING CHARACTERISTICS DISLIKED BY THE RESPONDENTS BY PROJECT

Characteristics	Kiwanis Place		Meadowcroft	
	No.	%	No.	%
Nothing	6	22.2	10	23.2
Design of Apartment	8	29.6	22	51.2
Design of Building	8	29.6	9	20.9
Incompatibility of Residents	2	7.4	1	2.3
Want to be closer to general store	2	7.4	-	
Other	1	3.7	1	2.3
TOTAL:	27	100.0	43	100.0

were unrelated to their housing.

Table 4-14 and 4-15 show the relative degree of satisfaction for selected housing characteristics of Kiwanis Place and Meadowcroft respectively. Over ninety percent of the Meadowcroft respondents were very satisfied with their accessibility to stores and to bus transit which is significantly different from the satisfaction reported by the Kiwanis group.

Sources of dissatisfaction that were evident in both groups were personal safety and accessibility to medical services. Fear of fire in a highrise building prompted two respondents to voice complaints regarding personal safety. Despite the existence of medical clinics near each project and the emergency number "911", some respondents were unhappy about their accessibility to this service.

While most respondents in both projects rated the quality of their neighbourhood as either satisfactory or very satisfactory, many prefaced the response by stating that they did not know much about the neighbourhood or the people who lived there. Most considered their neighbourhood to be a vertical one, or, the people who lived in their building. This was discovered to be true as well in a study of a senior citizen cottage development in Pleasanton, California. Canty (1974) found that residents spoke of their neighbourhood in terms of the development alone and not of its surroundings.

Social Participation

Most respondents had children living in the Edmonton area, and the majority visited with their children at least once per month (Table 4-16). Over sixty percent of the respondents in each project visited with their children at least as often as they did when living in their former home

TABLE 4-14

NUMERICAL AND PERCENTAGE DISTRIBUTION OF RESPONDENTS BY SATISFACTION WITH SELECTED CHARACTERISTICS OF KIWANIS PLACE

Housing Characteristics	Very Satisfied	Satisfied	Neutral	Unsatisfied	Very Unsatisfied
Physical condition of building and grounds	9 56.2	7 43.7			
Personal safety	7 43.7	7 43.7	1 6.2	1 6.2	
Accessibility to stores	2 12.5	8 50.0	4 25.0	2 12.5	
Accessibility to bus	7 43.7	7 43.7	2 12.5		
Accessibility to medical	4 25.0	10 62.5	1 6.2	1 6.2	
Accessibility to recreation	1 6.2	8 50.0	7 43.7		
Accessibility to family and friends	3 18.7	12 75.0	1 6.2		
Opportunity to make friends and socialize	4 25.0	9 56.2	3 18.7		
Apartment Design	4 25.0	11 68.7	1 6.2		
Building Design	3 18.7	12 75.0	1 6.2		
Neighbourhood Quality	3 18.7	12 75.0	1 6.2		

TABLE 4-15

NUMERICAL AND PERCENTAGE DISTRIBUTION OF RESPONDENTS BY SATISFACTION WITH SELECTED CHARACTERISTICS OF MEADOWCROFT

Housing Characteristics	Very Satisfied	Satisfied	Neutral	Unsatisfied	Very Unsatisfied
Physical condition of building and grounds	19 70.4	8 29.6			
Personal Safety	22 81.5	4 14.8		1 3.7	
Accessibility to stores	25 92.6	2 7.4			
Accessibility to bus	26 96.2	1 3.7			
Accessibility to medical	7 25.9	9 33.3	8 29.6	3 11.1	
Accessibility to recreation	10 37.0	11 40.7	6 22.2		
Accessibility to family and friends	16 59.2	9 33.3		2 7.4	
Opportunity to make friends and socialize	16 59.2	7 35.9	3 11.1	1 3.7	
Apartment Design	12 44.4	12 44.4	1 3.7	2 7.4	
Building Design	12 44.4	11 40.7	4 14.8		
Neighbourhood Quality	16 59.2	8 29.6	3 11.1		

and were content with this arrangement (Table 4-17). Except for one respondent who missed her grandchildren, those who visited their children less often were not discontented: they understood that their children were busy and were happy to visit whenever the opportunity arose. Many respondents telephoned their children regularly and this compensated for not seeing them as often.

Those who had children living outside the Edmonton area but within Alberta, were able to visit with them at least once per month. They were content with seeing their children either as often or less often than they did in their former homes. Respondents who did not have children living in Alberta were not able to see them very often and missed them a great deal.

The majority of respondents had friends living outside their respective housing projects and over sixty-six percent managed to visit their friends at least once per month (Table 4-18). Slightly over one half of the respondents at each project were able to visit friends outside their development at least as often as they did prior to their move to senior citizen housing (Table 4-19). Those who saw their friends at least as often as before their move, were satisfied with one exception. Of those who saw their friends less frequently, only two regretted not visiting more often: the remainder had made new friends in their respective projects.

The majority of the respondents had made some friends in senior citizen housing (Table 4-20), and visited with them at least on a weekly basis (Table 4-21). Few stated that they never visited people in the building. One of the respondents had recently moved to Meadowcroft at the time of the interview and had not had the opportunity to establish more than casual friendships.

TABLE 4-16

FREQUENCY OF VISITS WITH CHILDREN BY RESPONDENTS

Frequency of Visits	Kiwanis Place		Meadowcroft	
	No.	%	No.	%
Daily	1	6.2	-	
At least once/week	6	37.5	15	55.5
At least once/month	4	25.0	8	29.6
Less than once/month	4	25.0	2	7.4
Never	-		-	
No children	1	6.2	2	7.4
TOTAL:	16	100.0	27	100.0

TABLE 4-17

COMPARATIVE FREQUENCY OF VISITS WITH CHILDREN BY RESPONDENTS BETWEEN THEIR FORMER HOME AND SENIOR CITIZEN HOUSING

Comparative Frequency of Visiting	Kiwanis Place		Meadowcroft	
	No.	%	No.	%
Visit more often	2	13.3	5	20.0
Visit as often	9	60.0	11	44.0
Visit less often	4	26.7	9	36.0
TOTAL:	15	100.0	25	100.0

TABLE 4-18

FREQUENCY OF VISITS WITH FRIENDS OUTSIDE PROJECT BY RESPONDENTS

Frequency of Visits	Kiwanis Place		Meadowcroft	
	No.	%	No.	%
Daily	1	6.2	-	
At least once/week	7	43.7	8	29.6
At least once/month	3	18.7	10	37.0
Less than once/month	3	18.7	7	25.9
Never	-		-	
No friends	2	12.5	2	7.4
TOTAL:	16	100.0	27	100.0

TABLE 4-19

COMPARATIVE FREQUENCY OF VISITS WITH FRIENDS OUTSIDE PROJECT BY RESPONDENTS BETWEEN THEIR FORMER HOME AND SENIOR CITIZEN HOUSING

Comparative Frequency of Visiting	Kiwanis Place		Meadowcroft	
	No.	%	No.	%
Visit more often	4	28.6	6	24.0
Visit as often	4	28.6	7	28.0
Visit less often	6	42.8	12	48.0
TOTAL: (with friends)	14	100.0	25	100.0

TABLE 4-20

NUMERICAL AND PERCENTAGE DISTRIBUTION OF RESPONDENTS BY DEGREE OF FRIENDSHIP FORMATION IN SENIOR CITIZEN HOUSING

Number of Friends	Kiwanis Place		Meadowcroft	
	No.	%	No.	%
Made many friends	8	50.0	17	63.0
Made some friends	4	25.0	9	33.3
Made hardly any friends	2	12.5	-	
Made no friends	2	12.5	1	3.7
TOTAL:	16	100.0	27	100.0

TABLE 4-21

FREQUENCY OF VISITING WITH FRIENDS IN SENIOR CITIZEN HOUSING PROJECTS

Frequency of Visiting	Kiwanis Place		Meadowcroft	
	No.	%	No.	%
Daily	3	18.7	9	33.3
At least once/week	8	50.0	12	44.4
At least once/month	1	6.2	2	7.4
Less than once/month	1	6.2	2	7.4
Never	3	18.7	2	7.4
TOTAL:	16	100.0	27	100.0

Most of the respondents went outside the project on a daily basis (Table 4-22). A relatively small percentage of the respondents stated that they did not go out on usual days. One-half of the Kiwanis Place respondents stated that they went out less frequently than they did in their former home, which is much higher than the rate reported by the Meadowcroft group (Table 4-23).

The majority of the Kiwanis Place respondents who stated they went out more frequently than they did in their former home did so because they had retired (Table 4-24). In contrast, nearly half of the Meadowcroft respondents stated they went out more often because of the convenience of the project's location to Westmount Shopping Centre. Factors contributing to the respondents' going out less frequently than they did before their move to senior citizen housing are shown in Table 4-25. Health, age and lack of friends close by were among the more important factors.

As stated earlier, only two respondents described themselves as being unhappy or very unhappy and these emotions were not related to their housing. Although some respondents stated that they would like to see their family or friends more often, this did not appear to have a negative effect upon them emotionally. They were able to adapt and to make new friends in senior citizen housing and this compensated largely for not visiting with family members and old friends. As well, many people were able to visit at least as often as they did in their former home and thus their lives had not changed drastically upon moving to senior citizen housing. It appears then, that the location of the respective projects did not significantly affect the respondents' social participation.

TABLE 4-22

FREQUENCY OF GOING OUTSIDE PROJECT BY RESPONDENTS

Frequency of Going Out	Kiwanis Place		Meadowcroft	
	No.	%	No.	%
Don't go out on usual days	2	12.5	5	18.5
Daily less than one hour including winter	1	6.2	2	7.4
Daily less than one hour except winter	-		-	
Daily one hour or more including winter	8	50.0	16	59.2
Daily one hour or more except winter	4	25.0	2	7.4
Hard to answer, irregular	1	6.2	2	7.4
TOTAL:	16	100.0	27	100.0

TABLE 4-23

COMPARATIVE FREQUENCY OF GOING OUT BY RESPONDENTS BETWEEN THEIR FORMER HOME AND SENIOR CITIZEN HOUSING

Comparative Frequency of Going out	Kiwanis Place		Meadowcroft	
	No.	%	No.	%
Out more often	5	31.2	15	55.5
Out as often	3	18.7	8	29.6
Out less often	8	50.0	4	14.8
TOTAL	16	100.0	27	100.0

TABLE 4-24

NUMERICAL AND PERCENTAGE DISTRIBUTION OF RESPONDENTS BY REASONS CITED FOR GETTING OUT MORE OFTEN THAN IN PREVIOUS HOME

Reason	Kiwanis Place		Meadowcroft	
	No.	%	No.	%
Had to work before	4	66.7	5	27.8
Alone	1	16.7	1	5.5
Everything is more convenient here	-		8	44.4
Husband was ill - now have more freedom	-		3	16.7
More to do	1	16.7	1	5.5
TOTAL:	6	100.0	18	100.0

TABLE 4-25

NUMERICAL AND PERCENTAGE DISTRIBUTION OF RESPONDENTS BY REASONS CITED FOR GETTING OUT LESS OFTEN THAN IN FORMER HOME

Reason	Kiwanis Place		Meadowcroft	
	No.	%	No.	%
Health problems	3	33.3	2	40.0
Age	1	11.1	2	40.0
Nobody to visit	2	22.2	-	
Used to work in garden	2	22.2	-	
Too far from friends	1	11.0	-	
Sick relative	-		1	20.0
TOTAL:	9	100.0	5	100.0

Preferred Housing Location

The respondents were asked three hypothetical questions to determine their housing location preferences with reference to the type of neighbourhood, the age structure of the neighbourhood and of the building they would select if cost was no object. Table 4-26 shows that almost ninety-three percent of the respondents at Meadowcroft chose the same type of neighbourhood as the one in which they reside presently. Kiwanis Place respondents were more divided in their response. Although the majority selected "downtown or close to it", several preferred to be in a suburban neighbourhood like Woodcroft, close to a shopping centre.

The majority of the respondents preferred to be situated in a neighbourhood that contained all age groups (Table 4-27). The respondents welcomed the opportunity for generations to mix and stated that old people were depressing. As two respondents put it, they wanted "to be near life". Those who stated a preference to be situated in a neighbourhood with mostly older people, felt that they would be more comfortable in these surroundings: the neighbourhood would be quiet and they would share more in common with their neighbours.

Very few wanted to live in an apartment building with all age groups, particularly young children and teenagers (Table 4-28). By far the majority preferred to be living in a building which housed only senior citizens and older people, whose children were grown.

An option, in terms of housing location, that is being made available to senior citizens in British Columbia, is to remain in their own apartment with the assistance of a rent subsidy. The rationale for the program is simple: it is cheaper for the government to subsidize low income senior citizens in an apartment in the private market than it is to con-

TABLE 4-26

NUMERICAL AND PERCENTAGE DISTRIBUTION OF RESPONDENTS BY PREFERRED NEIGHBOURHOOD LOCATION

Location	Kiwanis Place		Meadowcroft	
	No.	%	No.	%
Downtown or close to it	10	62.5	1	3.7
Away from downtown, near shopping	6	37.5	25	92.6
Residential area, away from shopping	-		-	
Away from Edmonton (small town)	-		1	3.7
TOTAL:	16	100.0	27	100.0

TABLE 4-27

NUMERICAL AND PERCENTAGE DISTRIBUTION OF RESPONDENTS BY PREFERRED AGE STRUCTURE OF THE NEIGHBOURHOOD

Age Structure of Neighbourhood	Kiwanis Place		Meadowcroft	
	No.	%	No.	%
Mostly older people	4	25.0	4	14.8
All age groups	9	56.2	18	66.7
No preference	3	18.7	5	18.5
TOTAL:	16	100.0	27	100.0

struct, maintain and to subsidize a structure designed exclusively for low income elderly people. Moreover, the British Columbia government reasons that, through this program, people are more readily able to select a location that is both convenient and familiar to them.

Over sixty percent of the respondents were in favour of this program. Four principal advantages of the rent subsidy program were cited by the

TABLE 4-28

NUMERICAL AND PERCENTAGE DISTRIBUTION OF RESPONDENTS BY PREFERRED AGE STRUCTURE OF APARTMENT BUILDING TENANTS

Age Structure of Tenants	Kiwanis Place		Meadowcroft	
	No.	%	No.	%
All age groups	2	12.5	5	18.5
Mostly older people	5	31.2	4	14.8
Only senior citizen	9	56.2	16	59.2
No preference	-		2	7.4
TOTAL:	16	100.0	27	100.0

respondents:

1. People would be able to remain in their own home.
2. Such a program would significantly expand the housing opportunities for senior citizens.
3. Senior citizens would be able to remain in a familiar environment.
4. The program would reduce the government's costs in the long run.

Reasons cited by those against the program included such concerns as:

1. People may want to remain in their own home despite their incapacity to care for themselves.
2. People on their own do not have the physical and emotional security offered in senior citizen housing.
3. There is a lack of companionship for people who do not live in senior citizen housing, particularly for those who are single.

Few of the respondents who stated they were in favour of a rent-subsidy program said that they would have remained in their former home had the program been available to them in Alberta. Many stated that they would have moved to senior citizen housing regardless of the program's availability. Two arguments may be put forward to explain this finding.

One is to suggest that senior citizen housing offers more than cheap housing. Many people are attracted to the way of life and the companionship opportunities it provides. It has been argued by many gerentologists that senior citizens are more alienated in an age-intregrated than in an age segregated housing environment (See, for example, Neibanck, 1965; Atchley, 1972).

The converse argument is that respondents who participated in this study have lived in senior citizen housing for some time: over half of the respondents have lived there for three years or more. For this reason, they have become accustomed to a particular way of life and find it difficult to place themselves in a hypothetical situation.

This area of direct rent subsidies requires more in-depth research. According to the Society for the Retired and Semi-Retired estimates, over ninety percent of the people who register with the Society, and who subsequently apply for senior citizen housing, are doing so primarily for financial reasons. Those who have not yet moved to senior citizen housing may appreciate the option of being subsidized in their own place, particularly married couples and those who are very independent. Moreover, it would mean that people paying exhorbitant rents relative to their income could receive immediate aid rather than having to wait between two and three years to obtain a suite in senior citizen housing.

Mobility

Six of the forty-three respondents owned automobiles and of these, only half stated that their car provided the primary mode of transportation in summer months (Table 4-29). During the winter, car owners generally relied on other means of transport.

At Meadowcroft, walking was mentioned most frequently as a primary

mode and the second mode was walking. Friends and relatives driving respondents to their destination was the most frequently mentioned mode in both projects. For the most part, taxis were used only when absolutely necessary and generally as a last resort. Most stated that they could not afford to use them.

Only five of the Meadowcroft respondents stated that their modes of travel changed rank during the winter months. The primary change was the less frequent use of the automobile. This was true as well at Kiwanis Place. Six of the Kiwanis Place respondents stated that they changed their mode of travel during the winter months: the use of buses became the most frequently mentioned primary and secondary modes of travel. The respondents still relied on friends and relatives and taxis as tertiary and quartenary modes of travel.

Only one respondent did not possess an Edmonton Transit System senior citizen bus pass because, for health reasons, she was unable to use a bus. Seventy-four percent of the respondents used the transit system at least once per week and the majority described the service as either satisfactory or very satisfactory. Meadowcroft residents are particularly fortunate because the project is situated approximately two blocks from a major bus terminal; there is frequent service to a variety of destinations. Kiwanis Place is not as well located. During the weekdays two buses (Numbers 12 and 50) stop every one-half hour at the bus stop located on the northern edge of the housing site. In addition, there is no service at this site during Sundays and holidays. For service during these days, residents must walk three and one-half blocks to Jasper Avenue. Despite this drawback, Kiwanis Place respondents rated their service almost as highly as those in Meadowcroft.

TABLE 4-29

RANKED FREQUENCY OF TRAVEL MODES USED BY THE RESPONDENTS IN SUMMER MONTHS

Mode of Travel	Kiwanis Place				Meadowcroft			
	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Car	1 6.2				2 7.4	1 3.7	2 8.0	
Bus	6 37.5	5 31.2	3 25.0		8 29.6	9 33.3	7 28.0	2 13.3
Taxis	1 6.2	1 6.2	1 8.3	7 87.5		1 3.7	3 12.0	11 73.3
Walking	5 31.2	6 37.5	2 16.7		15 55.5	12 44.4		
Friends/ Relatives	3 18.7	4 25.0	6 50.0	1 12.5	2 7.4	4 14.8	13 52.0	2 13.3
TOTAL	16 100	16 100	12 100	9 100	27 100	27 100	25 100	25 100

Activity Patterns and Service Needs

In order to study the extent to which elderly people make use of their environment to secure desired amenities and services, the respondents were asked to describe their use of twenty-two facilities and services. Although the sample was small, some remarkable differences between the two housing projects came to light.

For each service, the respondent was asked how frequently he used the service and the service location he frequented most often (i.e. favourite drug store). Following from the work of Regnier (1973) the day use unit was used to measure the intensity of use for each service. Regnier (1973, p. 9) defines this measure as "one day of use per month for retrieval of a good or service." For example, if the respondent stated he went to a bank once per month, the bank would be assigned one

day use unit (DUU); if weekly, it would be assigned four DUU. Similarly, if two respondents stated they visited the same bank on a monthly basis, that bank would be assigned two DUU. By computing the DUU for services used most often by the respondents and by mapping each site that received their patronage, a spatial representation of the respondents' use of their environment is possible.

Analysis was made of those services that a majority of the respondents used at least once per month. They included: post offices, drug stores, grocery stores, banks, hairdressers/barbers, and churches. As well, the respondents were asked how often they went downtown for any reason, to see if the presence of a major shopping centre near Meadowcroft, obviated the need to go downtown.

Figures 4-4 and 4-5 show the day use unit summary of these selected services for Kiwanis Place and Meadowcroft respondents respectively. The total DUU accumulated by Meadowcroft respondents for the services was 609 units. Four hundred and seventy-six of these or 78.2 percent of the total DUU were located within a one and one-half block radius of the housing site. Most of the services the people used could be obtained at Westmount Shopping Centre and, more specifically, at Woodwards. The Woodwards grocery section, hair salon, post office and drug department altogether accounted for 288 DUU out of the total 256 DUU for the Westmount Shopping Centre as a whole.

Unlike most other housing properties in the city, Meadowcroft is located very near two major chain grocery stores, Woodwards and Safeway. Many respondents said they went to both on a regular basis to compare prices. The DUU accumulated by these two stores accounted for sixty-two percent of the total DUU for all services. Unlike Kiwanis

FIGURE 4-4

LOCATION OF DAY USE UNITS ACCUMULATED BY KIWANIS PLACE RESPONDENTS FOR SELECTED SERVICES

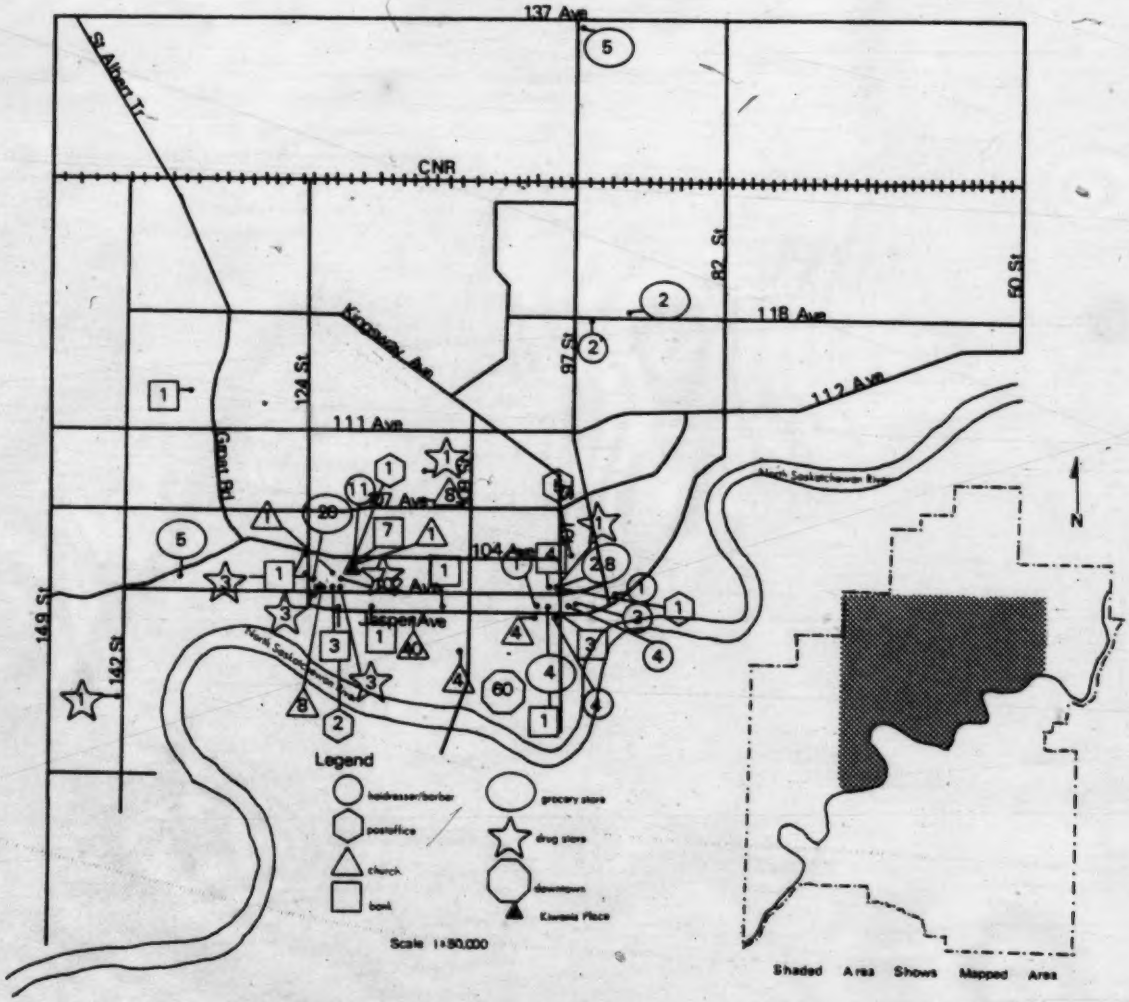
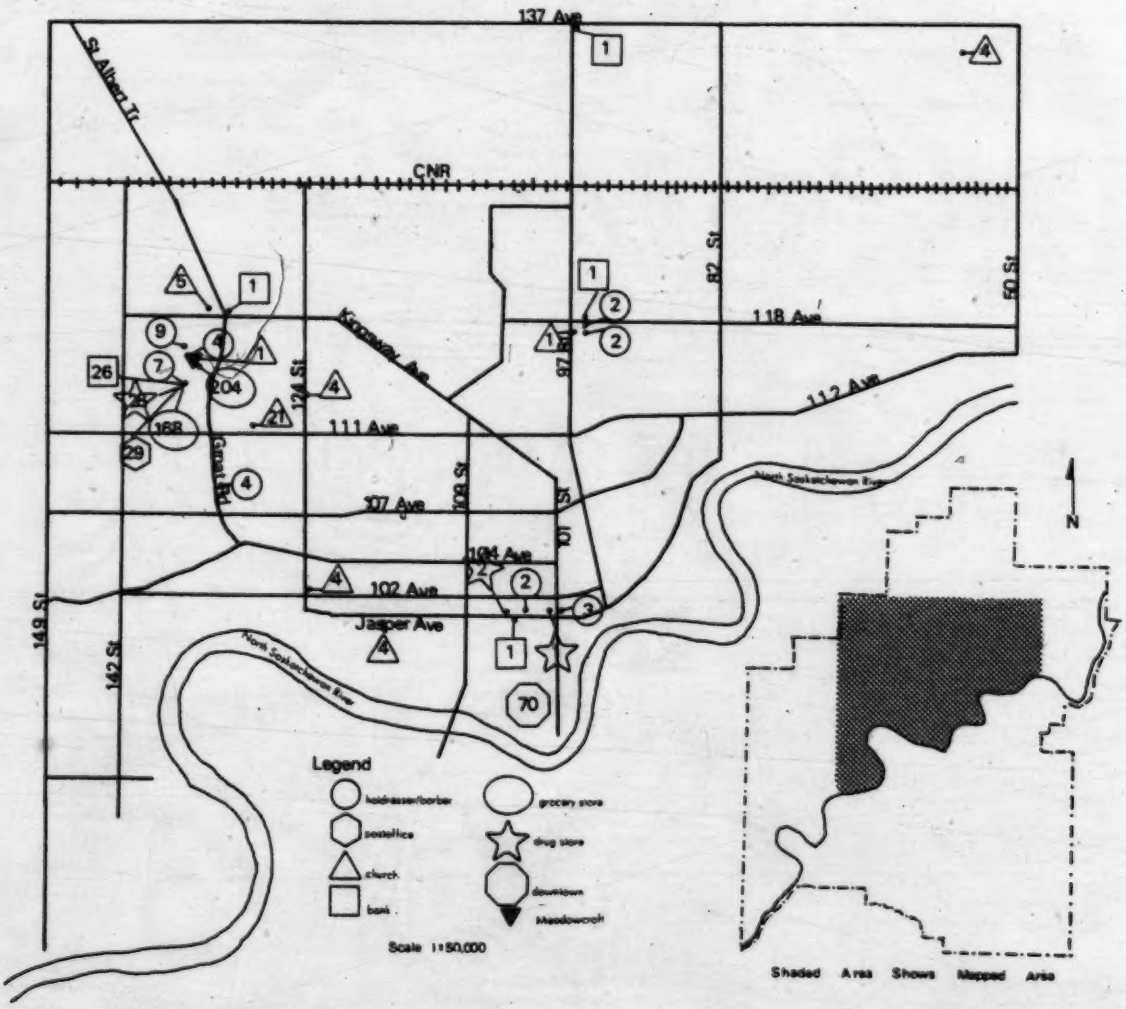


FIGURE 4-5

LOCATION OF DAY USE UNITS ACCUMULATED BY MEADOWCROFT RESPONDENTS FOR SELECTED SERVICES



Place, the Meadowcroft respondents frequented only two grocery stores; no others were mentioned.

The total DUU for the Kiwanis Place sample was 264 units, twenty-nine percent of which were located within a one and one-half block radius of the housing site. Less than eleven percent of the DUU accumulated by the respondents were located in the immediate vicinity of Kiwanis Place.

The closest grocery store to Kiwanis Place is Safeway, located on 102 Avenue and 124 Street. It received less patronage than the grocery section of Woodwards at Edmonton Centre. The reasons for this situation are many. Firstly, it is difficult for senior citizens to transport heavy groceries four and one-half blocks especially in winter, when the sidewalks are not properly maintained. Secondly, there is no public transportation available between the housing project and grocery store. Thirdly, taxis are prohibitively expensive for many, even for the short distance from the store to the housing site. Fourthly, Safeway does not deliver groceries. In contrast, Woodwards at Edmonton Centre will deliver non-perishable goods within twenty-four hours of their purchase. The number 12 bus route stops at Kiwanis Place and within ten to twelve minutes stops directly in front of Edmonton Centre. For all of these reasons, it is easier and cheaper to go to the store farther away. The downtown Bay grocery section was frequented for the same reasons. Two smaller grocery stores located some distance from Kiwanis Place were used regularly by some respondents because they could order their groceries over the telephone and have them delivered. Five DUU were accumulated by respondents using the Woodwards grocery store at Northgate Mall. Once per month, the management arranges for a bus trip to

Northgate allowing respondents to shop for two to three hours.

The majority of services used by Kiwanis Place respondents are located along the major bus routes, particularly in the downtown area. As indicated earlier, more Kiwanis Place respondents bused than walked to the service locations, whereas at Meadowcroft, the opposite was true. Proportionately, Kiwanis Place respondents use the downtown more frequently than Meadowcroft respondents averaging 3.75 DUU per month compared to the latter's 2.6 DUU per month.

Meadowcroft respondents accumulated an average of 22.5 DUU per month in obtaining these services, compared to an average of 16.5 DUU for Kiwanis Place respondents. Despite the two year age difference between the two groups, it may be argued that since Meadowcroft respondents have so many services close by, they tend to make more use of them, whereas it is more of an effort for Kiwanis Place respondents to go shopping, or to go to a library. As Madge (1969, p. 244) remarks, there is more to shopping for the elderly than merely obtaining commodities:

> In addition to its instrumental function, the shopping expedition is used by old people, as it is by mothers tied to young children, to satisfy the expressive need to keep in touch with the local community and to confirm their place in society.

A number of Meadowcroft respondents stated that they went to Westmount Shopping Centre daily to browse in the shops and to watch people. Nobody in Kiwanis Place stated that they went downtown "just to look around". Their trips were more purpose-oriented.

Regnier (1973) found that in two senior citizen housing projects in San Franscisco, the most dispersed use pattern exhibited by the respondents was their choice of doctors. He remarks that "the doctor was

the only service that some low-capability respondents used and it seemed that every respondent went to a different place" (Regnier, 1973, p. 3). In this study, the only respondents who went to a doctor at least once per month had severe chronic ailments. This was the only service that induced the respondents to cross the North Saskatchewan River on a regular basis (W.W. Cross Hospital).

Church affiliations produced a dispersed pattern as well and this was particularly noticeable at Meadowcroft where the majority of respondents secure services within a walking radius of the housing project. Many respondents remained with the church that they had attended prior to their move, even though a church of the same denomination may have been located closer to the site. The major churches had arranged transportation for the respondents who otherwise would be unable to attend church. Nondenominational church services are held at both projects once per month and these attracted those who had not been very involved with church activities in their former home or who could not go to the church on a regular basis. At Meadowcroft, church attendance accounted for only 7.2 percent of the DUU accumulated by the respondents whereas it accounted for twenty-five percent of those accumulated by Kiwanis Place respondents. Despite the large number of regular church attenders at Kiwanis Place, this percentage would likely be lower if other services were located within walking distance of the site.

All respondents at Meadowcroft described services located at Westmount Shopping Centre and the immediate vicinity as being both convenient and near. Most of the Kiwanis Place respondents described the services they used in the same manner. However, grocery stores more than three blocks away were generally described as being inconvenient and far,

because of the problem of carrying the groceries home. In comparison, drug stores (which generally sell more lightweight products) located the same distance from the site, were described as being both convenient and near.

Apart from the weight of the groceries, few people described any inconvenience while obtaining these services. Because of the reduced bus service on Sundays, a few respondents mentioned that it was difficult for them to attend church if they coudd not get a ride with family or friends. It was expected that respondents would complain of crossing busy streets while on their way to shop. This was expected particularly at Meadowcroft where residents must cross 114 Avenue to reach Westmount Shopping Centre. There are two cross-walks on the Avenue, but neither are marked with stop lights or pedestrian light signals. Surprisingly, not one of the respondents mentioned 114 Avenue. Regnier (1974b) argues that busy streets do not act as barriers to senior citizens if some important service can be obtained only by crossing them. However, if the purpose of the journey is to have a leisurely walk, the road will act as a barrier and may "effect (sic) the direction or area in which the respondents choose to take walks" (Regnier, 1974b, p. 34).

Services such as drycleaning were seldom used by single women who generally had purchased clothing that was machine-washable. Men, however, made more use of this service. Less than half of the respondents visited parks regularly; generally they accompanied their children to parks two to three times a year. Neither movies nor live theatre were popular pastimes among the respondents even though Meadowcroft is situated approximately two blocks from the Westmount Cinema. Many respondents did not like taking public transportation for evening shows,

particularly if they were alone. Most people found that television replaced the need to see movies and was much cheaper. As well, most commented that the nature of the films today were distasteful to them. Only two respondents admitted to going to a pub on a regular basis.

Proportionately, more Meadowcroft than Kiwanis Place respondents attended senior citizen recreation centres on a regular basis. However, nearly half stated that they attended no more than once or twice in a year, usually for special occasions. Many felt that the recreation programs provided on site kept them busy. Most respondents relied on the library resources available at the two projects more than on public libraries. Only twelve of the Meadowcroft respondents stated they used public library facilities and of these, four stated they used the Woodcroft Library located directly south of Meadowcroft, more than once per month. Few respondents dined in restaurants frequently, although more Meadowcroft respondents had lunch while shopping downtown. The principal reason cited for not eating at restaurants more often was the cost.

When asked if other services should be provided on the respective sites, over fifty percent of the respondents in each project felt that no additional services were necessary. Some stated they would like to have space provided for medical personnel in the building, or that doctors be available on-call. One Kiwanis Place respondent stated that she would like closer shopping facilities and a minister in regular attendance.

Half of the Kiwanis Place compared to two-thirds of the Meadowcroft respondents stated that they were in favour of having mixed accommodation with three levels of care (self-contained, lodge and nursing). Reasons cited for this decision were related to the security of knowing one has

a place to go, without moving away from friends, should the need arise. Those who were against the idea of mixed accommodation felt that it would be depressing to be surrounded by sick people. Eighty percent of those who answered this way, described their own health as good or better, and probably have not had to think about a higher level of care for themselves.

CONCLUSIONS

Despite the limitations of the data, the interview survey has shown that Kiwanis Place and Meadowcroft respondents value both the aspatial and spatial aspects of their housing. The Society for the Retired and Semi-Retired statistics showing that half of the registrants already resident in senior citizen housing come from these two projects, can not, on the basis of these findings, be interpreted as an indication of widespread malcontent among the residents. Both of the projects' residents rated their satisfaction with their housing very highly.

The major difference between the two projects, as pointed out earlier, was their respective neighbourhood setting. However, it was only one facet of this setting that set these two projects apart: that is, Meadowcroft's proximity to a major shopping centre and to a bus terminal. The character of the neighbourhoods, and the age composition of the people who lived there, went largely unnoticed by the respondents.

Meadowcroft's location afforded the respondents a variety of opportunities to get outside frequently. Trips were not necessarily purpose-oriented: in Kiwanis Place, the opposite was true. At Meadowcroft, the respondents secured most services within a two block radius of the housing site. At Kiwanis Place, the pattern of good retrieval was far

more dispersed. As a result, Kiwanis Place respondents relied more heavily on bus transit to reach services than did those at Meadowcroft.

More people went out more often at Meadowcroft than they did at Kiwanis Place. The responses of the twenty-seven respondents at Meadowcroft were so consistent, it is suspected that if more people had been interviewed, the results would not have differed significantly.

The move to senior citizen housing did not appear to negatively affect the respondents' visiting with family and friends who lived outside the project. In addition, most respondents had made new friends at the respective projects.

Contrary to findings of other studies, proximity to church and to medical services was not considered to be a priority among the respondents at the time they were choosing a place to live. This study has shown that intervening opportunities are rarely considered for these services. People tend to remain with the doctor or church they visited before their move to senior citizen housing. Reasonable rent, proximity to bus transportation and to a supermarket were characteristics that were most sought after by the respondents when choosing a place to live.

CHAPTER V

DIRECTIONS FOR FUTURE PLANNING

INTRODUCTION

Many factors can influence the selection of a senior citizen housing project site. The availability of land, neighbourhood residents' acceptance of a project, the characteristics of the ultimate client group and the availability of capital are among some of the important considerations. However, it is the economic aspects of a site which are most often considered by housing authorities. Senior citizen housing is public housing; all levels of government involved in supplying units must be concerned with and be accountable for the economic costs. Under such constraints, the site selection process is reduced to an analysis of measurable costs and benefits: the maximization of housing units per areal unit of land. This study has not focused on such factors. Rather, it has concentrated on the qualitative aspects of senior citizen housing location which are not as easily measured, and, as a result, have often been overlooked in previous studies.

This thesis has examined the locational priorities and preferences of Edmonton senior citizen housing registrants from a number of perspectives. First, study was made of the socio-economic and demographic characteristics of the senior citizen housing demand and total elderly populations in Edmonton to determine if there were notable differences between the two populations. Second, the distribution of senior citizen housing registrants in the city was compared to that of the supply of housing units assuming that senior citizens wish to remain in a familiar neighbourhood when they move to senior citizen housing. Third, this assumption was tested by examining the demand population

city-wide neighbourhood and housing project preferences. Fourth, an interview survey was conducted in two similar senior citizen housing projects in Edmonton to determine residents' locational priorities and preferences with respect to family, friends and to amenities and services.

The purpose of this chapter is to outline the principal findings of the thesis and to discuss their implications for future planning. As was indicated in the introductory chapter, this thesis represents an initial attempt to gain better understanding and insight into the elderly's perception and use of the urban environment. Several avenues for future research have been identified through the course of this study and are highlighted in this chapter.

THE DEMAND POPULATION

In this research, data were collected from the SRSR Housing Resistry and the limitations of these data were clearly identified. The most accurate means of determining housing demand in future research would be to collect the names of registrants from each housing project's waiting list and to cross-reference duplications. In this way, people who register with housing projects that serve a specific ethnic or religious group would be better represented than they were in the data collected for this thesis. However, such a research effort would be extremely costly both in terms of time and manpower.

Socio-economic and locational characteristics of the demand population should be conducted to identify housing client groups within each District. For example, with more reliable income data those individuals suffering financial difficulty could be distinguished from those registrants who have applied for senior citizen housing for such other reasons

as health or companionship.

One of the most noticeable differences between the demand population and the total Edmonton elderly population was the rate of home ownership. In 1971, over sixty-five percent of Edmonton's senior citizen population owned their own accommodation, while in 1977, an equivalent percentage of SRSR registrants rented. Without the hedge against inflation that home ownership affords, many elderly people in the city are unable to cope with rising rents on a fixed income. Single, separated and divorced registrants, the majority women, exhibited very low rates of home ownership. This, coupled with the fact that women are generally less financially independent than men at this stage of life cycle, makes their situation tenuous in a city experiencing a housing boom.

Other demographic characteristics which distinguished the SRSR registrants from the total elderly population in Edmonton included: age, sex and marital status. Although the average age of the R&S-Group was only 72.3 years (the young elderly), they were generally older than the total elderly population. The SRSR registrants were predominantly made up of single females (single and ever-married). By comparison, in 1976, forty-five percent of the Edmonton elderly population was male and over fifty percent was married. Moreover, through the use of more reliable income data, a significant difference in annual incomes between the total elderly and the SRSR populations would likely be evident; the latter group being more dependent upon Government pensions than the former.

Two important implications for the planning of future senior citizen housing projects arise from the first component of this study. First, although senior citizens as a group exhibit many similar characteristics, such as stage of life cycle and loss of work role, they are

not a homogeneous portion of society except in the most general of contexts. This study has shown that in Edmonton SRSR registrants represent a distinguishable subpopulation of the total Edmonton elderly population. In studying any aspect of senior citizen housing, it is important to study those people who are most likely to move to senior citizen housing rather than the elderly population as a whole.

Second, by determining how the demand population differs from the elderly population as a whole, housing authorities may be in a better position to forecast the number of people who may require housing assistance in the future. For example, in Edmonton, single female renters are more likely to apply for senior citizen housing than married homeowners. People who exhibit one or more of the characteristics listed above have a higher probability of requiring housing assistance than those who do not. This socio-economic information can be attained readily from the Federal Census every five years and from the municipal census annually.

DISTRIBUTION OF HOUSING DEMAND AND SUPPLY

The distribution of the demand population in Edmonton in 1977 adhered to the distance-decay model. The Central District accounted for nearly one-third of the total registrations which was more than the total for the city's south side. The outline plan areas were almost devoid of senior citizen housing registrants.

Despite apparent concentrations of self-contained units in some parts of the city, the distribution of these units is correlated with that of the demand population at the .01 level of confidence. Since demand for lodge accommodation is lower than for self-contained units

in Edmonton and is scattered throughout the city, there is no correlation for these units. However, the distribution of demand for self-contained accommodation is highly correlated with that for lodge beds. This would suggest that the provision of lodge accommodation in additional self-contained unit projects would more adequately meet the demand. Moreover, it would allow self-contained unit residents unable to continue preparing their own meals, to remain in a familiar environment among their friends.

Nearly sixty percent of the SRSR registrants did not have, or did not state that they had a neighbourhood preference. Only four percent stated that they wished to remain in their own neighbourhood. The major environmental barrier for both preferred neighbourhoods and housing projects was the North Saskatchewan River. Registrants wished to remain on the same side of the River as they presently resided. This finding underscores the need to study those people who have made a commitment to move to senior citizen housing rather than the elderly population as a whole. The results of the "Operation New Roof" Study and this thesis were as different as were the characteristics of the respective respondents. The former respondents were largely married homeowners, while the latter were predominantly single renters. A homeowner naturally feels a stronger commitment to his home and neighbourhood than does a renter who may have moved several times in order to find affordable accommodation.

In future studies, city-wide neighbourhood preference data should be collected in such a way that location of housing opportunities does not bias the results. As well, reasons for these preferences should be studied in greater detail than was possible using the SRSR data.

NEIGHBOURHOOD PREFERENCES

Before a site selection process is initiated in any city, a study should be made to determine the importance senior citizen housing residents place on the location of a project, with respect to desired services and amenities, friends and family. The study should encompass every type of housing (eg. low-rise, highrise, cottage) and should include both lodge and self-contained unit residents. As well, it should include projects located in a variety of neighbourhood settings.

The interview survey conducted for this thesis can best be described as a pilot survey. The findings cannot be interpreted as being representative of senior citizen housing residents throughout the city. The questionnaire proved to be easy to administer, answer and to analyze. Relatively few changes would be required to expand the scope of the survey to include the variety of housing types available to senior citizens. Of particular interest would be to investigate the degree to which residents in smaller projects place more importance on the character and quality of their neighbourhood (if indeed they do) than did those of Kiwanis Place and Meadowcroft. These two projects provided such a range of socializing and recreation opportunities on site that the residents did not look to the surrounding neighbourhood for these qualities.

At the time that residents of Kiwanis Place and Meadowcroft were looking for a place to live in senior citizen housing, three factors were considered to be important: low rent, proximity to bus service and to shopping. Meadowcroft residents' satisfaction with these latter two factors differed markedly from that of the Kiwanis Place group; over ninety percent of the Meadowcroft respondents described themselves as

being very satisfied with their location with respect to these services.

Despite the many differences in the character of the two neighbourhoods in which the projects were situated, two factors may be attributed to the variation in the respondents' use and evaluation of their respective environments. Meadowcroft's proximity to a regional shopping centre (Woodwards in particular) and to a major bus terminal had a considerable influence on the residents' activity patterns. This study found that Meadowcroft residents went out more often than did the Kiwanis Place sample and that their trips were not always purpose-oriented. At Kiwanis Place, so few services were located near the site, that most trips were planned and were of a multi-purpose nature. In addition, Kiwanis Place respondents relied more heavily on bus transit to reach desired services: Meadowcroft respondents walked to the service location.

Senior citizen housing residents' accessibility to medical services and to churches is noted often as being a prime consideration in the selection of housing sites. This study has shown that these services are not necessarily used because they are the closest: they are frequented because of the long-term relationships that have developed between the respondent and other parishioners or their doctor. To attempt to locate a project close to either service , that a majority of the respondents would use, is impossible. Preferences for these services are emotionally based and intervening opportunities may not even be considered. In this thesis it was discovered that retrieval of medical services was the one activity that prompted some respondents to travel to the south side of the city. Without exception, all of the remaining services that were used at least once per month, were obtained on the north side of the

River.

More detailed analyses are required to develop a list of locational criteria to be used in the selection of senior citizen housing sites in Edmonton. Once these have been developed, they should be tested in other centres. Such criteria have not proven to be universal except in the most general context.

SURVEY TECHNIQUES

Personal interviews should be conducted rather than other survey techniques when gathering data from senior citizens. Using the mail system to introduce respondents to the author and to the study proved to be most unsatisfactory. Senior citizens are often afraid of being hurt. Once they met the author face-to-face and saw that she represented no danger, the respondents were generally most willing to be interviewed. Many people probably refused the interview because they were not able to judge the author's character or intent from the fliers.

Interviews should be no longer than one hour in length if possible. Many respondents found the questionnaire tiring and would lose interest in the questions toward the end. Questionnaires should be worded as clearly as possible and jargon should be avoided.

Probably one of the most important things to remember when interviewing senior citizens is patience. Interviews should be scheduled at two-hour intervals at a minimum. Many of the respondents looked upon the interview as a social occasion and would disappear in the middle of a question to make beverages or to prepare food. Since the respondent has offered his time, it is important that the interviewer respond accordingly. For the most part, respondents for this survey seemed dis-

appointed when the author left after one and one-half hours for another interview.

FUTURE RESEARCH

Additional research is required to determine the impact of locating a senior citizen housing project in a young neighbourhood. The compatibility of land uses and architectural styles, the political climate, the services available to the residents and to potential future residents are all concerns which should be addressed in this research. In theory, it is assumed that projects should be located in areas in which there is natural aging of the population. In this way, the introduction of an age-segregated building would have the least impact on a neighbourhood and its residents. However, to date, there is little research to support this hypothesis.

From the results of the interview survey, proximity to bus transit, a major shopping area and to a major chain grocery store were important considerations to the residents in the evaluation of their housing. Although neither residence was very far from these services (compared to many other Edmonton projects), it was the ease with which Meadowcroft residents secured these services that was so remarkable.

In order to evaluate the suitability of a site for senior citizen housing adequately, housing authorities should develop a technique to measure accessibility. Such a measure should evaluate the future residents' accessibility to services from both a quantitative (distance) and qualitative perspective (eg. quality of service, environmental barriers between housing and service locations). Priest (1970) and Hiltner and Smith (1977) have both developed an accessibility index to

measure distance and ease of access to services. However, both studies failed to examine the quality of the nearest service. For example, price and selection of merchandize, opportunity to comparison shop, aesthetics of a store and its surrounds are characteristics that were overlooked in these studies. The need for such research can not be stated strongly enough. As residents age and become less mobile, they become increasingly dependent upon support services like Meals-on-Wheels. This situation will occur with greater frequency if a project is situated too far from life-sustaining services. The cost of providing these services, over a long period of time, will exceed by far the initial capital cost of acquiring land in a more accessible location.

By the end of the century, senior citizens will comprise over twelve percent of the Canadian population (Auerbach, 1976). If current economic trends continue to prevail, the demand for subsidized senior citizen housing will continue to grow substantially. To fulfill this difficult challenge, will require considerable foresight, imagination and determination. This thesis has addressed some of the spatial aspects which should be considered by housing authorities in the selection and evaluation of senior citizen housing sites. Several avenues for additional research into this problem have been identified. The opportunites for change are there for those who share an interest and concern for the future of our nation's elderly.

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APPENDIX A

TABLE I

SRSR DEMAND FOR HOUSING BY ACCOMMODATION TYPE AND BY CENSUS TRACT: DISTRICT I

CENSUS TRACT	NUMBER OF SRSR REGISTRATIONS	TYPE OF ACCOMMODATION REQUIRED			
		BACH	1-BED	SINGLE LODGE	DOUBLE LODGE
30	170	128	31	11	
31	102	78	19	5	
32	225	161	52	11	1
33	119	93	16	10	
34	150	117	20	11	2
44	89	65	19	5	
45	33	25	5	3	
46	41	28	9	3	1
47	72	52	19	1	
48	55	37	16	1	1
TOTAL:	1056	784	206	61	5

Source: SRSR

TABLE 2

SUPPLY OF HOUSING UNITS BY ACCOMMODATION TYPE AND BY CENSUS TRACT: DISTRICT I

CENSUS TRACT	HOUSING PROJECT	STATUS	# OF SELF - CONTAINED UNITS	# OF LODGE BEDS
31	Kiwanis Place	O	340	52
32	St. Joachim	P	150	
33	All Saints Cathedral	O	156	
34	Chinese Elders Mansion	O	91	
	Pioneer Place	O	171	
47	Central Village	O	48	
	Central Manor	O	48	
48	Alliance Villa	O	32	
TOTAL:			1036	52

Project Status: O In Operation
C Under Construction
P Planned

Source: SRSR
Alberta Housing Registry and Public Works

TABLE 3

SRSR DEMAND FOR HOUSING BY ACCOMMODATION TYPE AND BY CENSUS TRACT: DISTRICT II

CENSUS TRACT	NUMBER OF SRSR REGISTRATIONS	TYPE OF ACCOMMODATION REQUIRED			
		BACH	1-BED	SINGLE LODGE	DOUBLE LODGE
42	14	7	4	3	
43	35	18	14	3	
53	71	48	20	3	
54	29	17	9	3	
55	86	57	20	9	2
56	48	33	11	3	1
57	21	13	5	3	
58	5	3	1	1	
59	18	12	5		1
60	28	17	9	2	
61	21	14	6		1
62	19	15	4		
63	21	10	10	1	
TOTAL:	418	264	118	31	5

Source: SRSR

TABLE 4

SUPPLY OF HOUSING UNITS BY ACCOMMODATION TYPE AND BY CENSUS TRACT: DISTRICT II

CENSUS TRACT	HOUSING PROJECT	STATUS	# OF SELF - CONTAINED UNITS	# OF LODGE BEDS
43	Sunset Cottages	O	32	
53	Inglewood Project	P	50	
55	Norwood Golden Manor	C	51	
56	Ukranian Pentacostal (Holy Eucharist)	O	24	
59	Ukranian Senior Citizens	O		60
60	Eastwood Buchanan	O	23	
TOTAL:			180	60

Project Status: O In Operation
C Under Construction
P Planned

Source: SRSR
Alberta Housing Registry
and Public Works

TABLE 5

SRSR DEMAND FOR HOUSING BY ACCOMMODATION TYPE AND BY CENSUS TRACT: DISTRICT III

CENSUS TRACT	NUMBER OF SRSR REGISTRATIONS	TYPE OF ACCOMMODATION REQUIRED			
		BACH	1-BED	SINGLE LODGE	DOUBLE LODGE
65	11	8	3		
66	20	12	6	2	
67	31	13	17		1
68	8	6	1	1	
69	10	6	2	2	
70	12	6	5	1	
71	8	4	4		
72	1		1		
73	31	19	8	3	1
74					
75	7	4	3		
76	12	5	7		
77	19	14	2	3	
78	4	1	3		
TOTAL:	174	98	62	12	2

Source: SRSR

TABLE 6

SUPPLY OF HOUSING UNITS BY ACCOMMODATION TYPE AND BY CENSUS TRACT: DISTRICT III

CENSUS TRACT	HOUSING PROJECT	STATUS	# OF SELF-CONTAINED UNITS	# OF LODGE BEDS
66	Kensington Court	0	56	
67	Lauderdale	0	12	
68	Rosslyn Lodge	0	32	49
	Edmonton Beulah Home	0	30	
	Home of St. John	0	50	
73	Belvedere Lodge	0	28	48
	Northway Lodge	0	48	48
	Emmanuel Home	0	36	15
77	Villa Maria	0	80	
TOTAL:			372	160

Project Status: 0 In Operation
C Under Construction
P Planned

Source: SRSR
Alberta Housing Registry and Public Works

TABLE 7

SRSR DEMAND FOR HOUSING BY ACCOMMODATION TYPE AND BY CENSUS TRACT: DISTRICT IV

CENSUS TRACT	NUMBER OF SRSR REGISTRATIONS	TYPE OF ACCOMMODATION REQUIRED			
		BACH	1-BED	SINGLE LODGE	DOUBLE LODGE
6	11	6	4	1	
7	19	12	4	3	
8	14	7	5	1	1
9	14	8	3	3	
24	22	10	11	1	
25	9	4	4	1	
26	9	9		1	
27	37	21	15	1	
28	27	15	11	1	
29	58	30	23	4	1
49	22	14	6	2	
50	20	11	7	2	
51	2		2		
52	94	66	21	6	1
64	6	3	3		
TOTAL:	364	215	119	27	3

Source: SRSR

TABLE 8

SUPPLY OF HOUSING UNITS BY ACCOMMODATION TYPE AND BY CENSUS TRACT: DISTRICT IV

CENSUS TRACT	HOUSING PROJECT	STATUS	# OF SELF-CONTAINED UNITS	# OF LODGE BEDS
7	Meadowlark Lodge	O		65
26	Elmwood Lodge	O	20	48
28	Canora Gardens	O	94	
49	McQueen Lodge	O	36	48
52	Meadowcroft	O	420	
	St. Andrews Centre	P	315	
TOTAL:			885	161

Project Status: O In Operation
C Under Construction
P Planned

Source: SRSR
Alberta Housing Registry and Public Works

TABLE 9

SRSR DEMAND FOR HOUSING BY ACCOMMODATION TYPE AND BY CENSUS TRACT: DISTRICT V

CENSUS TRACT	NUMBER OF SRSR REGISTRATIONS	TYPE OF ACCOMMODATION REQUIRED			
		BACH	1-BED	SINGLE LODGE	DOUBLE LODGE
1	42	21	20	1	
2	15	10	5		
3	15	12	2	1	
4	6	4		2	
5	2	1	1		
10	26	18	6	1	1
11	52	37	13	2	
12	64	40	21	3	
13	73	55	15	3	
22	65	45	15	4	1
23	33	23	5	5	
TOTAL:	393	266	103	22	2

Source: SRSR

TABLE 10

SUPPLY OF HOUSING UNITS BY ACCOMMODATION TYPE AND BY CENSUS TRACT: DISTRICT V

CENSUS TRACT	HOUSING PROJECT	STATUS	# OF SELF-CONTAINED UNITS	# OF LODGE BEDS
1	Good Samaritan Soc.	O	20	
11	Garneau Hall	C	100	
12	Pleasantview	C	151	65
	St. Basil's Springtime Village	O	41	
	St. Basil's Addition	P	50	
	Southgate Vets Villa	O	35	
13	Strathcona Place	O	232	
23	Garneau House	O	4	
TOTAL:			633	65

Project Status: O In Operation
C Under Construction
P Planned

Source: SRSR
Alberta Housing Registry
and Public Works

TABLE 11

SRSR DEMAND FOR HOUSING BY ACCOMMODATION TYPE AND BY CENSUS TRACT: DISTRICT VI

CENSUS TRACT	NUMBER OF SRSR REGISTRATIONS	TYPE OF ACCOMMODATION REQUIRED			
		BACH	1-BED	SINGLE LODGE	DOUBLE LODGE
14	51	30	13	8	
15	16	8	5	2	
16	20	8	8	3	1
17	50	39	8	2	1
19	20	14	5	1	
20	106	70	29	5	2
21	107	60	31	10	6
35	33	18	12	2	1
36	22	13	7	2	
37	18	7	6	5	
38	27	15	11	1	
39	43	30	10	3	
40	12	8	4		
41	4	1	3		
90	7	4	3		
TOTAL:	536	325	155	44	11

Data Missing = 1

Source: SRSR

TABLE 12

SUPPLY OF HOUSING UNITS BY ACCOMMODATION TYPE AND BY CENSUS TRACT: DISTRICT VI

CENSUS TRACT	HOUSING PROJECTS	STATUS	# OF SELF-CONTAINED UNITS	# OF LODGE BEDS
14	Trinity Lutheran	P	60	
21	Bethany German Pent.	O	62	
	Holy Trinity	P	48	
36	Golden Duplexes	O	25	
37	Bethany Lodge	O		50
	Ottewell Lodge	O	20	48
39	St. Andrew's Ukranian Orthodox	P	65	
40	Grace United	P	34	
90	Millbourne Alliance	P	28	
TOTAL:			352	98

Project Status: O In Operation
C Under Construction
P Planned

Source: SRSR
Alberta Housing Registry and Public Works

TABLE 13

SRSR DEMAND FOR HOUSING BY ACCOMMODATION TYPE AND BY CENSUS TRACT: DISTRICT VI

OUT OF TOWN	NUMBER OF REGISTRATIONS	TYPE OF ACCOMMODATION REQUIRED			
		BACH	1-BED	SINGLE LODGE	DOUBLE LODGE
Out of Town	254	151	80	18	5
TOTAL:		231		23	

APPENDIX B

SENIOR CITIZENS' HOUSING SURVEY

Interview Date _____ Housing Project _____

Interviewer _____ Type of Unit _____

Placement in Building _____ Floor _____

FORMER HOUSING ENVIRONMENT:

1. Where did you live before you moved here:

   _____

   _____

2. How long did you live there?

   less than one year ____
   1 to 5 years ____
   5.1 to 10 years ____
   over 10 years ____

3. Did you live in a:

   house ____
   duplex ____
   walk-up apartment/condominium ____
   elevator apartment/condominium ____
   townhouse ____
   boarding/rooming house ____
   mobile home ____
   other (please specify) _____

4. If former residence an apartment: What floor did you live on? _____

5. With whom did you live in your former residence?

   alone ____
   spouse ____
   relatives ____
   friends ____
   other (please specify) _____

6. Did you own, rent or pay board in your former home?

   own _____
   rent _____
   board _____
   other (please specify) _____

7. Have you ever lived in senior citizen housing before you moved here?

   Yes _____
   No _____
   If yes, where was that: _____

8. Would you please tell me the things that you liked most about the neighbourhood in which you used to live? How would you rank these?

   _____

   _____

   _____

   _____

9. What things did you dislike about the neighbourhood in which you used to live? How would you rank these?

   _____

   _____

   _____

   _____

PRESENT HOUSING:

1. What were the reasons that made you decide to apply for senior citizen housing?

   _____

   _____

   _____

   _____

   _____

2. When you originally made your application for senior citizen housing, did you specify in which developments you would prefer to live?

Yes _____
No* _____ *(Go to Question 3)
Don't Know* _____

(ii) If yes, was this development one of your first two choices?

Yes* _____
No _____ *(Go to Question 3)
Don't Know _____

(iii) If no (ii), if this development was not one of your first two choices, which did you choose?

_____

_____

(iv) Why did you prefer these housing projects? How would you rank these?

_____

_____

_____

3. How important did you consider each of the following reasons when you were trying to choose a place to live in senior citizen housing?

REASONS	Consid. V. Impt	Consid. Impt	Consid. N.V. Impt	Consid. N. Impt	Did not Consider
Good Rent for apt.					
Quality of neighb.					
Near to parks					
Near to church					
Near to friends & Fam.					
Near to bus transit					
Near to seniors centre					
Facilities in bldg.					
Apt. design					

REASONS	Consid. V. Impt	Consid. Impt	Consid. N.V. Impt	Consid. N. Impt	Did not Consider
Near to medical fac.					
Near to supermarket					
Near to large shopping area					

4. What do you like most about your present housing? How would you rank these?

5. What do you dislike about your present housing? How would you rank these?

6. How satisfied are you with your present housing in terms of:

PROPERTY	Very Satisf.	Satisf.	Neutral	Unsatis.	Very Unsats.
Physical condition of building & grounds					
Personal Safety					
Accessib. to stores					
Accessib. to bus					
Accessib. to medical					
Accessib. to recreation					
Accessib. to family & friends					
Opportunity to make friends & to socialize					

PROPERTY	Very Satisf.	Satisf.	Neutral	Unsatis.	Very Unsatis.
Apt. Design					
Building Design					
Neighbourhood Quality					

7. In general, how would you describe your feelings about living here? Would you say that you are:

   very happy _____
   happy _____
   neutral _____
   unhappy _____
   very unhappy _____

8. Have your feelings about living here that you have just described to me changed since you originally moved here? In other words, did you feel any differently about living here when you first moved in?

   Yes _____ No _____

   If yes, how have they changed?

9. Would you say that living here in senior citizen housing is better, the same or worse than living in your former home?

   better _____
   the same _____
   worse _____

10. How long have you lived here?

    less than one year _____
    one to three years _____
    three to five years _____
    more than five years _____

ACTIVITY PATTERNS AND SERVICE NEEDS:

NOW I AM GOING TO ASK YOU ABOUT VARIOUS SERVICES THAT PEOPLE USE. I WOULD LIKE YOU TO TELL ME HOW OFTEN YOU USE THESE SERVICES, AND HOW EASY OR DIFFICULT IT IS FOR YOU TO USE THESE SERVICES.

.....

ACTIVITY PATTERNS AND SERVICE NEEDS

Project: _____

Respondent Sex ____ Age ____

Marital Status ____

Income _____ Yrs Resid. ____

SERVICE	Use	Mode of Transit	Convenient or Inconvenient	Approximate Distance	Near or Far	Advantages and/or Disadvantages of the Service Location Relative to the Location of the Housing Project	Use service more if closer to housing project
Grocery Store							
Drug Store							
News/Cigar Store							
Shopping Centre (large)							
Downtown							
Post Office							
Drycleaning							
Home Care Services							
Medical Services							
Bank							
Hairdresser/Barber							
Church							
Seniors Recreation Centre							
Library							
Restaurant							
_____							

ACTIVITY PATTERNS AND SERVICES NEEDS
(Cont'd)

Project: _____

Respondent Sex ____ Age _____

Marital Status ____

Income _____ Yrs Resid. ____

SERVICE								
Movie Theatre								Use
Live Theatre								Mode of Transit
Park								Convenient or Inconvenient
Pub								Approximate Distance
V.O.N.								Near or Far
Telephone Delivery Service								Advantages and/or Disadvantages of the Service Location Relative to the Location of the Housing Project
								Use service more if closer to housing project

2. Can you think of any other services that you feel are important to senior citizens that I have not listed?

_____

_____

_____

3. Which of these services that we have been discussing, do you feel should be provided on site in a senior citizens' housing project?

_____

_____

4. Do you think it is a good idea to include a mix of self-contained, lodge and nursing care accommodations in senior citizen housing projects? (i.e. three levels of care)

Yes _____

No _____

Don't Know _____

(ii) Why do you say that?

_____

_____

_____

SOCIAL PARTICIPATION:

1. Do you have any children living in Edmonton area?

Yes _____ No _____

If none living here: Where do they live?

_____

2. How often do you visit with them?

Once a day _____

At least once per week _____

At least once per month _____

Less than once per month _____

Never _____

3. Do you see them more often, as often or less often that you did in your previous home?

More often _____
As often _____
Less often _____

(ii) How do you feel about this?

_____

_____

_____

4. Do you have any close friends who do not reside in this housing project?

Yes _____
No _____

(ii) If yes, how often do you visit with them?

Once a day _____
At least once per week _____
At least once per month _____
Less than once per month _____
Never _____

5. Do you see them more often, as often or less often than you did in your previous home?

More often _____
As often _____
Less often _____

(ii) How do you feel about this?

_____

_____

_____

_____

_____

_____

_____

6. Since you have moved here, have you made many friends?
   made many friends _____
   made some friends _____
   made hardly any friends _____
   made no friends _____

7. How often do you visit friends in the development or they visit you?
   As least once daily _____
   At least once weekly _____
   At least once monthly _____
   Less than once per month _____
   Never _____

8. Do you usually get out of the house some time every day throughout the year? If so, how many hours on the average?
   Don't go out daily on usual days _____
   Out daily less than one hour, including winter _____
   Out daily less than one hour, except winter _____
   Out daily one hour or more, including winter _____
   Out daily one hour or more, except winter _____
   Hard to answer, irregular _____

9. Would you say that you go out more often, as often, or less often than you did in your former home?
   More often _____
   As often _____
   Less often _____

   (ii) <u>If more or less often</u>: Why is this?

_____

_____

_____

_____

_____

_____

_____

10. If you suddenly needed assistance because of an emergency or illness who would you turn to first for help?

spouse	____	housing staff	____
children	____	community agency	____
other relatives	____	clergyman	____
resident in development	____	police	____
friend/neighbour outside develop.	____	family doctor/hospital/ clinic	____

other (please specify) _____

LOCATION:

1. If you had a choice and it would cost you no more, where would you prefer to live?

downtown or close to it	____
away from downtown, but near a shopping area	____
in a residential area, away from a shopping area	____
away from Edmonton, (small town, rural area)	____

other (please specify) _____

2. Again, if you had the choice and it would cost you no more, would you prefer to live:

in an area where mostly older people live?	____
in an area where all age groups live?	____
do not have a preference	____

(ii) Why? _____

_____

3. Again, with the same qualifications as before, would you prefer to live in a building in which:

all age groups lived	____
mostly older people lived	____
only senior citizens lived	____
do not have a preference	____

4. In British Columbia, the government has recently introduced a rent subsidy program for low-income senior citizens. Through this program the government hopes that more senior citizens

will be able to remain in their own homes for as long as they wish rather than having to move to senior citizen housing because they cannot afford their rent. Do you think this program is a good idea?

Yes ____
No ____
Don't Know ____

(ii) Why? _____

_____

_____

5. If such a program had been available to you in Alberta and you were eligible for assistance, do you think you would have stayed in your former residence rather than moving to senior citizen housing?

Yes ____
No ____
Don't Know ____

MOBILITY:

1. Do you own an automobile?

Yes ____
No ____

2. How do you get around in the summer months? (RANK)

car ____ walking ____
bus ____ DATS ____
taxi ____ friends/relatives drive me ____
do not go out ____

3. How do you get around in the winter months? (RANK)

car ____ walking ____
bus ____ DATS ____
taxi ____ friends/relatives drive me ____
do not go out ____

4. How often do you use buses to get around?

at least once per day _____
at least once per week _____
at least once per month _____
less than once per month _____
never _____

5. Do you have a senior citizen's bus pass?
   Yes _____
   No _____
   (ii) If no, why not?

_____

_____

_____

6. Do you feel that the bus service in your area is:
   very satisfactory _____
   satisfactory _____
   neutral _____
   unsatisfactory _____
   very unsatisfactory _____
   (ii) Why do you feel this way?

_____

_____

_____

7. Do you encounter any problems when using public transit?
   Yes _____
   No _____
   (ii) If yes, what are they?

_____

_____

_____

DEMOGRAPHIC:

1. Respondent's Sex:
   Male _____
   Female _____

2. What is your marital status?
   single _____
   married _____
   widowed _____
   separated _____
   divorced _____

3. Would you please tell me the year in which you were born.
   Respondent _____
   Spouse _____

4. What is your ethnic origin?
   _____

5. Is English your first language?
   Yes _____
   No _____
   (ii) If no, whay is your first language?
   _____

6. How would you describe your health?
   _____
   _____

7. Have you any health problems that make it difficult for you to participate in some activities?
   Yes _____
   No _____
   (ii) If yes, what are they?
   _____
   _____
   _____
   _____

8. On the card provided, would you please tell me what category your monthly income falls into approximately.

Less than $200	____	$351-$400	____
$200-$250	____	$401-$450	____
$251-$300	____	$451-$500	____
$301-$350	____	More than $500	____

9. Are there any comments you would like to add about senior citizen housing or about this questionnaire?

_____

_____

_____

_____

FLIER MAILED TO INTERVIEWER SURVEY RESPONDENTS

KIWANIS PLACE AND MEADOWCROFT

**********R E S I D E N T S**********

** My name is Mrs. Susan Kelly and I am a graduate student at the University of Alberta.

** I am in the process of doing research for my thesis which focuses on the location of senior citizen housing developments in the city of Edmonton.

** I NEED YOUR HELP !!! PLEASE !!!

** I would like to talk to as many of you as possible about your feelings concerning the location of senior citizen housing developments with respect to shopping, medical, recreation and transportation services.

** The questionnaire will take up no more than one to one and one-half hours of your day sometime during the next eight weeks. ALL QUESTIONNAIRES WILL BE STRICTLY CONFIDENTIAL.

** The Greater Edmonton Foundation at Kiwanis Place and the Management at Meadowcroft have given me permission to conduct this survey.

** If you have any questions about the nature of this questionnaire or its purpose, please contact me by telephoning 475-0896.

****

Please complete this section and mail your reply in the enclosed envelope. THANK-YOU.

****

Name: _____ (please complete if you intend to participate in the study)

Apartment Number: _____

Telephone Number: _____

I live at: Kiwanis Place _____: Meadowcroft _____

I would like to participate in your study _____

I would prefer not to participate in your study _____

****

FOR THOSE INTERESTED IN PARTICIPATING IN THE STUDY, I WILL TELEPHONE YOU AND WE CAN ARRANGE A CONVENIENT TIME FOR YOUR INTERVIEW.

****

REMINDER MAILED TO INTERVIEWER SURVEY RESPONDENTS

****

MEADOWCROFT AND KIWANIS PLACE RESIDENTS -- A REMINDER!!

****

About two weeks ago, I sent you a flier in the mail telling you about my proposed research in the field of senior citizen housing. Of particular interest to me is your evaluation of your housing's location with respect to shopping, recreation and health services.

So far, the response to my request for your help has been quite good. However, I would appreciate hearing from more of you as this research will provide me with the information I require for the second part of my Master of Arts thesis.

If you have any questions about the nature of the questionnaire, or its purpose, please do not hesitate to contact me by telephoning 475-0896.

For those of you who are willing to be interviewed, please telephone me or drop me a line in the mail to the address below:

Mrs. Susan L. Kelly
13424-59 Street
EDMONTON, Alberta
T5A 0R9

I shall look forward to meeting you. Thank-you.

****